

STATE OF SOUTH CAROLINA
HORRY COUNTY
6001 S Kings Hwy C13 Myrtle Beach, SC 29575
Briggettemc14@gmail.com
508-479-1994

RENTAL AGREEMENT FOR SITE C-13 OCEAN LAKES CAMPGROUND

Thank you for choosing to enjoy your vacation at Site C-13 in Ocean Lakes Campground, VRBO #4622268. Our goal is to make your stay as comfortable as possible, so please call, text or email me if you have any questions or concerns. After you have reviewed the Rental Agreement please fill out and sign and return it to me along with your deposit. Please keep a copy for your records.

Location: Ocean Lakes' physical address is 6001 S. Kings Highway, Site C-13, Myrtle Beach, SC 29575.

These terms and conditions form a binding contract between you and Brigitte Todd (owner) effective immediately upon reserving your beach house. This rental Agreement entered into this _____ between _____ (Renter as Guest) and, signor Brigitte Todd (Owner as Landlord)

LANDLORD TENANT ACT: This rental agreement is for the property located in Ocean Lakes Campground at 6001 S. Kings Hwy, Site C-13, Myrtle Beach, SC 29575.

- 1) Rent : Tenant agrees to landlord a rental amount of \$ _____ which includes rental, taxes. Cleaning fee, linen fee, VRBO fees.
- 2) As stated in the listing there is also a REFUNDABLE security deposit of \$600.00 for the rental period. The security deposit and ½ of the total rental cost is due at the time of signing this agreement. All deposits and rental fees must be paid 60 days prior to your arrival date to secure your reservation. Security deposits will be refunded within 21 days of your departure if the house is left clean and tidy and no damages have been made to the premises or golf carts, AND THERE HAVE BEEN NO HOUSE OR GOLF CART VIOLATIONS TO HOUSE RULES OR OCEANLAKES RULES. A PORTION OR ALL OF YOUR SECURITY DEPOSIT WILL BE RETAINED IF THE HOUSE IS NOT LEFT IN THE SAME CONDITION AS WHEN YOU ARRIVED. IF THERE ARE ANY GOLF CART VIOLATIONS OR OTHER SECURITY VIOLATIONS YOUR ENTIRE SECURITY DEPOSIT WILL BE RETAINED. Please contact us immediately if the house is not clean or if there is an issue. Security Deposit is non-refundable upon default of this rental agreement. Any damages made as a result of renter negligence shall be the responsibility of the renter. If the Security Deposit is not sufficient to cover any costs or damages caused by you or for which you are responsible under this agreement, a certified letter will be sent requesting compensation of the damages exceeding the

Renter Initials _____

Owner Initials **BET**

security deposit amount, You will be responsible for paying Landlord the difference promptly upon our request.

Payment breakdown

\$ nightly rental

\$ Cleaning and linen fee

\$ Lodging Taxes

\$ VRBO Fees

\$ REFUNDABLE Security deposit

\$ Total

VRBO collects all fees except the security deposit. You must send the security deposit to me upon signing this agreement. Security deposit will be sent out within 21 days of departure as long as no damages or rule violations are made.

If not booked on VRBO or Homeowners at OceanLakes, half of the rental amount + the rental deposit must be sent to Landlord immediately along with this signed agreement to secure booking.

Non-Refundable Reservation Fees: “Nonrefundable Reservation Fees” may be combined with Rent and are included in the Total Charges. Nonrefundable Reservation Fees means cleaning fee, extra dirty, early check-in, late check-out, cancellations, travel-agent (airbnb, booking.com, home away, VRBO, etc.), accidental damage. Except as otherwise set forth in this Agreement or otherwise required by applicable law, We have no obligation to refund the Nonrefundable Reservation Fees to you for any reason, even if you cancel your reservation.

Rental Period: This rental agreement shall commence on, _____ 3:00 pm EST and continue until _____ 2026 at 10:00 am EST. Subject to the terms and conditions of this Agreement, You will rent the Property solely for short-term vacation purposes between the “Check-In Date” and “Check-Out Date” identified on the reservation. Your lease of the Property will start at 3:00 p.m. on the Check-In Date, and will end at 10:00 a.m. on the Check-Out Date. You may not check in early or check out late without prior arrangements. YOU WILL RECEIVE A TEXT OR EMAIL WHEN THE HOUSE IS CLEAN AND READY ALONG WITH INSTRUCTIONS ON HOW TO ENTER THE HOUSE. YOU MAY NOT GO PARK AT THE HOUSE UNTIL YOU ARE NOTIFIED ITS READY BECAUSE THE CLEANERS HAVE TO BLOW OFF UNDERNEATH THE HOUSE AND HAVE A PLACE TO PARK. UNFORTUNATELY THIS IS BECAUSE THERE IS A SHORT TIME FRAME IN WHICH ALL HOUSES HAVE TO BE CLEANED BEFORE THE NEXT RENTERS ARRIVE AT 3 PM.

3) SUBLEASE: Tenant may not assign any part of this Agreement, sublease any portion of the Property, or grant any license or right to use any part of the Property. Any attempted assignment, sublease, or grant without our written consent will be voiding our agreement and you and your guest will be evicted from the property with no refund of monies.

Renter Initials _____

Owner Initials *BET*

4) Tenant obligations and house rules:

- a. Tenants shall keep the dwelling reasonably clean while occupying the property. Cleaning service does NOT include dirty dishes, trash removal or excessive cleaning. If the house is left filthy and the excessive cleaning is necessary you will be charged for the extra cleaning.
- b. NO SMOKING or VAPING inside or outside this home. Lessee agrees that the demised The premise is smoke free. Premises and Lessee shall make every effort to ensure Lessor that the Lessee, his visitors or any other party permitted by Lessee in the beach house premises will NOT SMOKE OR VAPE. SMOKING OR VAPING INSIDE THE HOUSE WILL RESULT IN AUTOMATIC FORFEIT OF YOUR SECURITY DEPOSIT AND POSSIBLY ADDITIONAL CHARGES FOR REMOVAL OF ODOR!!
- c. Pets are NOT allowed. If a pet is found at the beach house it will result in your eviction and no refund of monies will be given. If pet hair or evidence of pet is found in the beach house after your departure, you will forfeit your entire security deposit.
- d. No cooking on decks. There is a propane grill next to the house for your use. Please make sure it is not close to the siding while in use as siding will melt. Please ensure cleaning after use for the next guests or \$50 will be deducted from your security deposit.
- e. HOUSE PARTIES ARE STRICTLY PROHIBITED. We rent to families and responsible adults only. NO UNDERAGE DRINKING is allowed in the beach house. If security or Horry County police is called and you are removed from the property, you will forfeit all monies as well as your security deposit. We want you to enjoy your vacation. However, please be courteous when playing music. No loud or vulgar music is permitted in Ocean Lakes. Quiet time in Ocean Lakes is 11:00 pm to 7:00 am. Ocean Lakes security is EXTREMELY strict about this.
- f. Although We may provide a starter supply of toiletries and amenities (such as toilet paper, paper towels, and dishwashing liquid, etc.) as a courtesy, We have no obligation to replenish those items. Additional supplies are your responsibility.
- g. The Property is equipped with smart TVs and Wi-Fi, You may not order movie or event programming. Any movie or event programming charges incurred, together with a 40% surcharge to cover our administrative costs will be withheld from your security deposit or charged directly to you.
- h. The person entering this agreement must reside at the premises during the entire rental period. You may not rent for other people and/or guests under the age of 25. You will not give access to or permit any guests or occupants in the Property other than the individual or individuals specifically identified as You in this Agreement.
- i. You assume responsibility for any damages to or theft from the Property, including towels and linens.
- j. You may not make any alterations to the Property or its improvements, furniture,

Renter Initials _____

Owner Initials **BET**

equipment, or other furnishings.

k. After-hours lockout calls to a locksmith and related expenses incurred are Your responsibility.

l. Tenant and Tenant's occupants or guests shall observe all the rules and regulations of Ocean Lakes Campground. Any FINES imposed to renter or lease holder by Ocean Lakes are the sole responsibility of renters.

6. INSURANCE: Tenant shall be responsible for insuring all personal possessions against fire, theft, and all other catastrophes during the lease term.

7. Right to Access-REPAIRS/SERVICE CALLS: Tenant shall allow landlord or landlord's representatives to enter dwelling in order to inspect premises, make repairs, supply necessary services. Please report any inoperative equipment to us immediately. We will make every reasonable effort to have repairs made quickly and efficiently. Should a repair person make a call to the beach house and find that the equipment is in working order and the problem was due to a guest's oversight or neglect, the charge for service will be the guest's responsibility. This can happen when guests turn the AC down too low and the unit freezes. Please do not set thermostat below 70 degrees. Turning the setting down to the lowest number will only make it run continuously and cause the unit to freeze up. In that case a repair man will need to be called at the renter's expense. Please do not do this. If the AC is on please make sure all doors and windows are closed. No refunds or rent reductions will be granted due to failure of appliances or equipment. Please do not put off notifying us immediately. The sooner we are made aware of an issue, the sooner we can make necessary repairs. Guests understand and agree that we may enter the rental property at any time for the purpose of making a needed repair. However, we will make every effort to make guests aware of when the repair will be made in case you wish to be there and/or not to interrupt your vacation. Any service requests made after 5:00 pm may not be addressed until the next day. Landlord will NOT enter the dwelling during the rental term without first notifying the tenant.

8. You MUST be at least 25 years old to qualify to rent this property and sign this agreement.

9. ACCIDENTS: Landlord is NOT responsible for injury or accidents to any tenant or tenant's guests. Any item in or on the premises that seems unsafe should be reported to the landlord or property manager immediately for repair.

10. CANCELLATIONS: a) Cancellation will be according to the channel or booking platform the reservation was made. If not, specified on a specific booking platform, the cancellation policy is full refund if cancelled within 60 days of arrival. Partial refund (1/2 of the full rental amount, fees, and taxes) if cancelled between 30 and 60 days of arrival. No refund if cancelled within 30 days of arrival.

b) To the fullest extent permitted by applicable law: (1) We may cancel your reservation at any time for any reason, in our sole and absolute discretion, and if we do so, we will refund you the Total Charges, including the Nonrefundable Reservation Fees.

Renter Initials _____

Owner Initials **BET**

11. **HOLDOVER:** If You fail to check out and give Landlord possession of the Property on time on the Check-Out Date, We may charge You daily rent for the time You holdover at a rate equal to the lesser of:

(a) 200% of the amount of the daily rent; or (b) the maximum rate permitted by applicable law. The house-cleaning crew needs plenty of time to get the house ready for the new afternoon guests.

12. **WHAT TO BRING:** Tenants must supply all paper products and toiletry items. (toilet paper, paper towels, trash bags, shampoo, soap, etc). Linens are included in the cleaning fee. *****THE LINEN PACKAGE INCLUDES ALL BED SHEETS AND PILLOW CASES, BATH TOWELS (1 TOWEL PER GUEST), WASH CLOTHS, BATH HAND TOWELS, KITCHEN TOWELS, AND BATH MATS.** You will need to bring any beach towels or extra blankets you may need. All kitchen items such as dishes, coffee maker, pots, pans, utensils, etc. are provided.

13. **DEPARTURE LIST:** A “check-out” list is posted on the refrigerator. Take all trash outside and put in large trash cans and roll the cans to the street, please remove all perishable items and personal items from the property. Please only put trash in a trash bag then into the large trash can.

14: **UNDERAGE RENTERS:** We only rent to adults over the age of 25. *No unaccompanied minors or underage drinking. If you book our home for graduates or a house party they will be evicted with no refund and loss of security deposit.***

15: **MOTORCYCLES:** Riding motorcycles within the campground is prohibited. Motorcycles must be trailered, pushed or towed in and out of your site or parked in the designated areas of Ocean Lakes.

Rules: Guests agree to comply with state and municipal laws and ordinances and abide by all rules provided by the owner and to abide by all rules and regulations of Ocean Lakes. Ocean Lakes rules can be found at www.oceanlakes.com or upon check-in at the main entrance to Ocean Lakes, please pick up a copy of rules written by Ocean Lakes. Ocean Lakes is a 24 hour gated and security patrolled community and they are **VERY STRICT ON THEIR RULES! WE ENCOURAGE YOU TO REVIEW THEM!** If you [or any member of your party] are cited for breaking Ocean Lakes’ rules, owners will be charged \$500-1500 in fines for allowing rule breakers into their property. Guests responsibility includes person on the agreement, anyone in their party and anyone invited to the house.

*****Any violations will result in the loss of your security deposit*****

By signing this contract, guests are agreeing to not only abide by these rules but to reimburse us for any fines charged to us by Ocean Lakes due to you breaking these rules. Any deposit will be forfeited immediately if you break any rules. We are not a part of Ocean Lakes Family Campground except that we lease the property our house is built on from them. Renters shall not use the beach house or permit it to be used for disorderly or unlawful purpose or in any manner so as to interfere with the other resident’s quiet enjoyment of their residence or vacation. Any misuse of the beach house will result in removal from premises and no refund will be given.

Renter Initials _____

Owner Initials **BET**

Some ways you can lose your deposit. If you move furniture and do not put it back, you will forfeit your security deposit. The housekeeper cannot move furniture without hiring more help nor do they have time to do so before new guests arrive. If you rent movies, pay-per-view, and games on our expanded cable account. You are agreeing to not rent anything from the cable company nor will you allow any guest accompanying you to do this on our cable account. If you or anyone with you downloads copyrighted material (music/movies/games, etc.) you agree you will indemnify the owner of the internet connection and agree you will be responsible for all charges, fines and attorney fees related to this theft of copyrighted material. The internet connection and Wi-Fi is a courtesy, so if it is not working, we cannot replace it, fix it or adjust rent. All we can do is call Spectrum the provider for assistance and repair.

!!VERY IMPORTANT GOLF CART RULES!

*****ONE COMPLIMENTARY GOLF CART IS INCLUDED IN THE RENTAL TO BE DRIVEN INSIDE OCEAN LAKES. DO NOT TAKE THE GOLF CARTS OUTSIDE OF OCEAN LAKES CAMPGROUND! IF FOR WHATEVER REASON, THE GOLF CARTS BREAK DOWN, WE WILL DO EVERYTHING IN OUR POWER TO GET IT FIXED ASAP! HOWEVER, WE WILL NOT PAY TO RENT YOU A GOLF CART NOR WILL WE DEDUCT ANY MONEY FROM THE RENTAL RATE. ALSO, IF OCEAN LAKES WERE TO REVOKE MY GOLF CART PRIVILEGES DUE TO A RENTERS MISCONDUCT, I WOULD NOT HAVE A GOLF CART FOR ONE YEAR FOR MY PERSONAL USE NOR FOR MY RENTERS USE! IF THIS WERE EVER TO HAPPEN, WE WOULD NOT PAY FOR YOU TO RENT GOLF CARTS FROM OCEAN LAKES, NOR WILL WE DEDUCT ANY MONEY FROM THE RENTAL RATE. FUTURE RENTERS WILL BE NOTIFIED ASAP! YOU MUST BE AT LEAST 25 YEARS OF AGE AND HAVE A VALID DRIVERS LICENSE TO DRIVE THE GOLF CART AND MUST ABIDE BY THE STRICT RULES AND REGULATIONS IMPOSED BY THE HOMEOWNER AND OCEAN LAKES. IF YOU HAVE SOMEONE BETWEEN THE AGES OF 16-24 YEARS OF AGE THAT WANTS TO DRIVE A GOLF CART, THEN YOU MUST RENT ONE FROM OCEAN LAKES. You also have the option to bring your own ELECTRIC golf carts to Ocean Lakes. You must register it at Ocean Lakes Golf Carts by showing a driver's license and proof of the current liability insurance for the cart. Registration fee is \$45.00. You are required to abide by all golf cart rules and regulations mandated by ocean lakes and the Landlord. *****if security issues any violations against the site (including golf cart violations) the entire security deposit will be forfeited*****Security is very strict with a zero tolerance for golf cart violations. Make sure you are familiar with the rules and how to operate before you drive the cart. A few of the rules but not limited to are no underage drivers, no loud or vulgar music on carts, no alcoholic beverages on carts, no impaired driving of carts, etc. Please familiarize yourself with all cart rules before you drive the carts. I CANNOT STRESS HOW IMPORTANT THIS IS AND THE SEVERITY OF VIOLATIONS.**

X _____

Tenant please sign here stating you are over the age of 25 and you will not allow anyone under the age of 25 or without a drivers license to operate the complimentary golf carts and you will not take the golf carts outside of Ocean Lakes Campground.

Renter Initials _____

Owner Initials **BET**

EXPRESS CHECK-IN: There is an additional \$15.00 per vehicle, per day charge fee required by Ocean Lakes. This fee goes directly to Ocean Lakes. This can be paid at Ocean Lakes Registration office before you enter. You may receive a \$3.00/day/vehicle discount if you fill out an Express Check-in form and it is received and approved by Ocean Lakes 14 days prior to your arrival. ***Once reservation and All Fees are paid-Beach House Contract must also be filled in and signed then you will receive email for vehicles.

It is your responsibility to complete and or follow up with Ocean Lakes for vehicle payment. Always check your spam folder. If done in advance, OL will mail tags out no earlier than 30 days prior to arrival and no later than 2 weeks. After that you will need to go inside the office to pay and collect your tags.*** Visitors and guests must abide by visitor/guest registration procedures and all other rules and regulations of Ocean Lakes.

Alcoholic Beverages: No public display of alcoholic beverages is permitted. Consumption of alcoholic beverages by persons of legal age is allowed on the rented site, providing that all such persons act in a mature and responsible manner. Primary Guests with guests under age 21 agree to not allow under-age persons to consume alcohol on the premises. SC drinking age is 21, not 18 years of age.

WEATHER AND HURRICANE RELATED ISSUES: Owner has no control over the weather and does not make refunds due to storms unless there is a mandatory evacuation ordered. A full or prorated refund will be given **ONLY** in the case of a **MANDATORY EVACUATION**.

Improper Conduct: Ocean Lakes security personnel reserves the right to require any renter to leave the premises if it is determined that the renter is creating a nuisance, engaging in improper conduct or violating any rule or regulation of Ocean Lakes or breaking any laws. Rules broken that cause Ocean Lakes' security to evict guests from the premises will result in all rents and deposits being forfeited to the owner. In addition, you agree to reimburse the owner of C13 for any fines charged by Ocean Lakes for your breaking the rules, a minimum of \$500 up to \$1500. You may be assessed other fines by Ocean Lakes directly.

Prohibited Items: No illegal drugs, no firearms, no explosives, gas-powered pellet guns or BB guns may be carried or fired on the Ocean Lakes premises at any time. **NO FIREWORKS** of any kind are permitted on the property or in Ocean Lakes. Violation of this rule may cause people to be sent home early by Ocean Lakes Security personnel and you may be fined several hundred dollars. In addition, you are agreeing to reimburse the owners for any fines they are charged for renting her property to you. **CANDLES ARE NOT PERMITTED IN THE HOUSE BECAUSE THEY ARE A FIRE HAZARD.**

Violation of any of these rules will cause automatic forfeit of deposit and you agree you will accept liability for any damage to the property, golf carts, or damages incurred to others property by you while driving the complementary golf cart.

Renter Initials _____

Owner Initials **BET**

Unauthorized Refunds:

This property does not honor, recognize, or abide by any refund that overrides our Cancellation Policy, Refund Policy, Vacation Protection Policy, or any other Clause or Policy in this agreement. Only we can authorize and initiate a refund. If a listing service, or credit card provider, or any other source, refunds money from our account for any reason, including for extenuating circumstances, you remain responsible to pay in full. In that case, immediately submit full payment directly to us, within 20 days of the refund. You are liable for all court costs, credit card fees, arbitration costs, and attorney fees, if it is necessary to enforce payment or collection of this contract through the courts. False chargebacks will incur treble damages.

Liability: Guests are expected to behave prudently and not create any situations whereby anyone is injured on the premises and agree to hold the Owner harmless without liability for any injury caused by the careless behavior of any Guest or those accompanying them. Owner will not be liable for children who are not being supervised properly on the premises. All Guests are prohibited from running on the decks and stairs, climbing, leaning or sitting on deck railings or stair railings. Guests will immediately report to the owner any safety hazards that need attention. ***** OUTDOOR CAMERAS WITH AUDIO AND MOTION SENSOR LIGHTING HAVE BEEN INSTALLED FOR RENTERS AND HOMEOWNERS; PROTECTION AND SAFETY! THERE ARE ABSOLUTELY NO CAMERAS INSIDE THE HOUSE.*****

Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Alternate Phone: _____
Email: _____
Number of Vehicles: _____
Number of adults age 25 or older: _____
Number of young adults age 16-24: _____
Number of children age 15 or younger: _____

TOTAL COST: \$ plus a \$600 Refundable security deposit. Payable as follows:
\$ paid through VRBO on
\$600.00 Refundable Security Deposit Balance due at the execution of this contract.

Renter Initials _____

Owner Initials **BET**

Payment can be sent through Venmo (@Brigette-McClements) or CashApp (\$BrigetteTodd2).

Renter: My signature below signifies that I read and understood the contract and accept full responsibility for said premises as explained by the terms and conditions of this rental contract and I am at least 25 years of age.

Signature of Renter/Tenant _____

Date: _____

Signature of Landlord: *Brigette E Todd*

Once the final balance has been received and your arrival is imminent, the owner will call ahead to Ocean Lakes and grant permission for entrance into this gated community. Key access instructions will be given in an email or text right before you arrive.

Brigette Todd (owner)
6001 S Kings Hwy C13
Myrtle Beach, SC 29575
508-479-1994
Briggettemc14@gmail.com

Renter Initials _____

Owner Initials *BET*