

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Caroline Voelkers (“*Homeowner*”) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:
#1183 Sand Dollar Dr. in Ocean Lakes Family Campground, 6001 South Kings Hwy, Myrtle Beach, SC 29575.

The property is furnished and includes Stove, refrigerator, dishwasher, microwave, toaster, coffee maker, blender, washer, dryer, five (5) televisions, two (1) DVD player, wi-fi, charcoal grill and golf cart.

Rate As indicated in confirmed reservation
Cleaning Fee \$250 (includes linens)

VRBO Service Fee As shown in confirmed reservation
Non-refundable damage insurance \$59.

Total due as indicated in confirmed reservation.

2. Rental Party: The rental party shall consist of no more than ten (12) persons, one of which must be the person signing this agreement. The person signing this agreement must be at least twenty-five (25) years of age.

3. Maximum Occupancy: The maximum number of guests is limited to 12 persons. An additional charge of twenty-five (**\$50.00**) per person per night for guests in addition to 12 will be assessed.

4. Term of the Lease. The lease begins at 3:00 p.m. on date indicated in the confirmed reservation (the “*Check-in Date*”) and ends at 10:00 a.m. on the date indicated in the confirmed reservation (the “*Checkout Date*”). There will be a charge of \$50.00 per hour for late checkout.

5. Minimum Stay: This property requires a seven (7) night minimum stay During Peak Season. If a rental is taken for less than seven (7) days, the guest will be charged according to the rental rate schedule on the VRBO listing #388355.

6. Rental Rules:

a. The Guests agrees to abide by the Rules and Policies of Ocean Lakes Family Campground. Guests are referred to www.oceanlakes.com to review the rules and policies by clicking on the Rules & Policies link located on the Quick Links bar on the right side of each web page. Anyone looking for a "wild time at the beach" or a "weeklong drunk fest" should not be considering Ocean Lakes for their

vacation. The owner could be fined \$1000.00 or more for some infractions of Ocean Lakes Rules & Policies by a rental guest and the offending guests will be responsible for that charge.

b. Groups and House parties - **WARNING**--- we rent to **FAMILIES AND RESPONSIBLE ADULTS ONLY--MUST BE 25 OR OLDER**. We do not rent to house parties and/or groups including but not limited to fraternity, high school graduation, spring breakers, or other non-family groups to be determined at the sole discretion of the owner. Any violation will result in termination without refund.

c. Smoking is **NOT** allowed inside the unit.

d. Any person in or on the unit property is the sole responsibility of the guest.

e. This unit is privately owned; the owners are not responsible for any accidents, **injuries or illness that occurs while on the premises or its facilities. The Homeowners are** not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

f. Keep the property and all furnishings in good order

g. Only use appliances for their intended uses

h. Pets are **NOT** allowed.

7. **Parking** - Guests must display an Ocean Lakes parking pass on the rear view mirror of all vehicles at all times. Failure to display the parking pass may result in towing of your vehicle at guests expense. You cannot go onto Ocean Lakes property without a parking pass on your vehicle. The parking pass must be purchased from Ocean Lakes at **\$10.00** per day per vehicle. You can either purchase the parking pass on the day you arrive, however there is usually a line. Or, upon request, we have a form for you to pre-purchase the pass. Parking is limited to three (3) vehicles. Parking on the road is not permitted; any illegally parking cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

8. **Housekeeping** - Daily maid service is NOT included in rental rate but clean out is provided. The guest is to leave the unit straightened up upon check out. This means that all dishes, pots & pans cleaned and refrigerator emptied and wiped out. Clean out crew will strip beds. We do not permit bed spreads or blankets to be taken to the beach. Please do not remove any of the furniture or bedding from the unit. ***If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.***

9. **Maintenance** - All equipment and Golf Cart in the rental unit should be in working order. Please report any inoperative equipment to the owner promptly. We will make every reasonable effort to have the repairs made as soon as possible. Under no circumstances will any refunds be made for mechanical failure. All service requests will be handled within a 24-hour period.

10. What you will need to bring -

- a. Beach towels
- b. All paper products (i.e. toilet paper, paper towels, etc.)
- c. Drinking water. There are water stations through out the neighborhood to refill containers. We leave water jugs but we can not guarantee they will make all summer. WalMart is across the street as well. Myrtle Beach water has a high chlorine count.

11. Water and Sewer: **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that anything other than toilet paper or human waste have been flushed and clog the sewer system, you could be charged damages of up to \$200.

12. Storms:

If there is a storm or hurricane, no refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

13. **Security Deposit/Insurance**

A non-refundable \$59 damage insurance policy with \$1500 of coverage is required and is part of the booking fees. There is no security deposit. There will be a \$25 fee for each lost key or remote.

14. Pet Fees

We will consider pets that are under 40lbs and potty trained. Pets must be kept in a crate while renters are out. A \$200 non refundable pet deposit is required along with this agreement. If there are complaints of excessive barking, dogs getting out with out a leash, going to the bathroom with out using a doggie bag you may be asked to vacate the property without a refund. Keep in mind it is very hot and the porches are not suitable to leave pets unattended.

15. Payment All rental payments and applicable taxes and fees are paid through VRBO, Pay Pal, money order or certified funds. If deposits and payments are not made on time home will be relisted and renter will lose their deposits and reservation according to the cancellation policy below. PayPal payments are to be made to carolinev929@gmail.com using friends and family. If friends and family is not used owner will be charged and renter will be responsible.

16. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

17. Cancellation Policy - If a guest wishes to cancel their reservation the rent deposit will be refunded as follows: The guest must notify the owner by e-mail of their intention to cancel. 100% if cancelled 60 days or more prior to the check-in date. 50% if cancelled 31 days or more prior to the check in date . 0% if cancelled less than 30 days from check-in date. NO EXCEPTIONS.

18. Traveler Insurance - We encourage all renters to purchase traveler insurance. Example - If for some unforeseen reason you cancel two weeks before your check-in date traveler insurance may cover your loss.

GOLF CART POLOCIES FOR OCEAN LAKES

QUIET HOURS are 11 PM to 7 AM.

Initial Below

_____ **Driver must be at least 16 years old and have a VALID driver's license in their possession** to operate a golf cart in Ocean Lakes (also the S.C. State Law). **Subject to \$100 fine. No minors are allowed unattended on a golf cart. OL will fine this as well. Children driving on parents laps is not permitted.**

_____ **Reckless driving will not be tolerated.** Golf cars must be operated properly and driven only on roadways. Golf cars are not to be driven across vacant or occupied campsites, the beach, or in other restricted areas. **Subject to \$100 fine**

_____ **Open containers** of alcohol are not permitted on golf carts. **Any guest caught with an open container** may be subject to a **\$100 fine.***

_____ **Loud music, language, noise will not be tolerated.** Subject to **\$100 Fine**

_____ **Cruising on golf cars during quiet hours will not be allowed** and violators could be subject to a **\$100 fine.**

_____ **Flags on golf cars** are not to exceed 24" x 24". No whip antennas or extended post mounted flags are permitted.

_____ **Golf cars operating after sunset** must have the light(s) turned on.

_____ **All Second violations of a policy** will result in the loss of privilege to operate a golf car in the campground. The golf car must be placed back on the camping guest's trailer or into the golf car storage area. Annual Lease Holder's golf cars must be removed from the property or placed into the golf car storage area and loss of privilege for one year.

***** Renters will be subject to a \$3500 fine for violations above. Please make sure you go over the rules with all members with your party. If a cart is lost for a year we will lose \$350 a week during peak season and \$200 during the off season.**

Signature _____ Date _____

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Signature

Guest:

Signature

Name (print) Caroline Voelkers

Name (print): _____

Address 1320 Alexander Rd.
Rock Hill, SC 29732

Address _____

Date: _____

Date: _____

Phone # (during stay):

Phone # (during stay):

Caroline 803-639-8911 _____

Krystal (on site property manager) 864-832-5149 _____

This agreement must be signed and mailed or emailed to owner within five (5) days of making the reservation.

Caroline Voelkers
1320 Alexander Rd. Rock Hill, SC 29732
carolinev929@gmail.com
803-639-8911