

Short Term Rental Agreement
Site: 1291 Snapper Lane
Ocean Lakes Family Campground
Myrtle Beach, SC

Owner: Randy & Christine Bock

Contact: Heather Bock

Phone: 803-549-2381

Email: bockbeachhouse@gmail.com

RENTER(S):

Phone:

Rental Dates:

Rental Rate:

Taxes:

Cleaning Fee:

Security Deposit:

Number of Occupants:

Number of Children:

Deposit with Signed Contract:

Date:

Final Payment (60 Days) before check-in:

Date:

As of this contract the owner agrees to rent the property specified by site 1291 during the specified dates above according to the following terms and conditions:

- Check-in time is 4:00 p.m. and Check-out time is 10:00 a.m. **EARLY ARRIVAL MAY BE AVAILABLE UPON REQUEST. LATE CHECKOUT IS RARELY AVAILABLE.**
- Security deposit in the amount of **\$500** is required in advance. Upon inspection of the premises and notification from Ocean Lakes that there have not been any fines or violations assessed on the property, owner determines if the security deposit is to be refunded. Refund due will be mailed to renter within 14 day of the day of departure.
- Renter **MUST BE 25** years or older and occupy the premises throughout the entire stay! The maximum number of persons permitted to occupy and sleep in this property is **TWELVE (12)**. **THIS IS STRICTLY ENFORCED.** This contract will be voided and the renter(s) and guest(s) of renter(s) will be asked to leave the premises (at any time) with **NO REFUND OF RENTAL MONEY INCLUDING SECURITY DEPOSIT.**
- **QUIET TIME IS 11 p.m. to 7 a.m.**
- Renter is responsible for any and all damages that occur during the rental dates of this contract. The renter is encouraged to notify the contact listed above of any visible damage upon arrival.
- If renter cancels more than 60 days prior to check-in date and the owner is able to find new tenants for the property, the deposit will be refunded less a \$100 cancellation fee. If the property remains vacant, renter forfeits deposit. If renter cancels less than 60 days prior to check-in date and the owner is able to find new tenants for the property, rental payments and deposit will be refunded less a \$200 cancellation fee. If the owner cannot find new tenants for the property, the rental payment will be forfeited and will

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be retained by owner as compensation for the time the premise has been held from the rental market. If the rental payment is forfeited, the security deposit will be refunded in full.

- The rental period may not be sub-leased, transferred, sold or given to any other party or at any time the person signing this contract allowing anyone under the age of 25 to stay at the property without being present.
- The owner may enter the premises at reasonable times, with or without notice, for the purpose of making repairs or inspections.
- The owner shall not be responsible for any accidents or injuries occurring to the renter(s) or guest(s) of the renter(s) on this property of premise.
- The renter hereby agrees to reimburse the owner for any penalty that may be imposed upon the owner by any court by any reason of any violations upon the premise through fault of the renter(s) herein, his/her family members or guest(s).
- The renter agrees to **NO HOUSE PARTIES or LOUD NOISES.**
- Renter agrees to comply with the following rules and regulations of Ocean Lakes Family Campground and the rental premises:
 - **NO PETS ALLOWED**
 - **NO SMOKING/VAPING INSIDE THE PREMISE**
 - Garments, towels, and bathing suits are to be hung on lines if provided on the outside of the house.
 - Shooting of fireworks on the property is strictly prohibited.
 - **DO NOT TAKE QUILTS ON BEDS OUTSIDE THE HOME.**
 - Garbage - renter is asked to secure all garbage in plastic bag and place in available containers for pickup and container be pushed to the edge of the road. Garbage is picked up on Mondays and Thursdays.
- Owner is not responsible for damages resulting from hurricanes, tornadoes, floods or other natural disasters. Renter is responsible for evacuation if deemed necessary with prorated refund given.
- The premises have been inspected before your arrival and should be clean. Upon departure, each guest is responsible for cleaning and having the house in good condition. If house is left unclean or there are any damages, money will be taken from security deposit to cover expenses. If cost of damages, cleaning costs or violations exceed the deposit, **RENTER AGREES TO PAY THE DIFFERENCE IMMEDIATELY UPON RECEIPT OF AN INVOICE FROM THE OWNER.**

Renter(s): _____

Renter Signature: _____ Date: _____

Mailing Address: _____

Please sign and return to address below with security deposit. A copy may be retained for your reference.

Christine Bock
122 Precipice Road
Camden, SC 29020

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