

**SHORT TERM RENTAL AGREEMENT FOR OCEAN LAKES FAMILY CAMPGROUND, Site 1081**

Ocean Echoes LLC  
6001 S Kings Hwy, Unit 1081  
Myrtle Beach, SC 29575

This agreement was made on \_\_\_\_\_ between:

Tenant: \_\_\_\_\_

Home Street Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

herein called the "tenant" or "tenants", and Ocean Echoes LLC (herein called the "landlord") concerning the short-term rental of the property known as Site 1081, Ocean Lakes Family Campground.

No more than fourteen (14) individuals shall occupy the premises at any time during the rental period.

Rental period begins \_\_\_\_\_ at 4:00 PM local Myrtle Beach time and ends \_\_\_\_\_ at 11:00 AM local Myrtle Beach time.

**Rental Charges:**

Total Cost of Lodging (Not total cost to rent the property):	\$ _____
Cleaning fee (includes all bath towels and linens)	\$425
6-person golf cart	\$ _____

**For VRBO Bookings Only:**

VRBO Lodging taxes	\$ _____
VRBO Guest Service fee	\$ _____
Property damage protection	\$59

**For AirBnB Bookings Only:**

AirBnB Lodging taxes	\$ _____
Guest Service Fee	\$ _____

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**TOTAL PRICE: \$ \_\_\_\_\_**

The house is cleaned and inspected before your arrival. If at ANY point you feel there is any issue you would like to discuss, please contact Ocean Echoes LLC at **(843) 256-4338**. This is our second home, this is the home our family uses when not rented, and we want to know if ANYTHING is amiss. We highly encourage you to contact us if something is not right. There should be fresh, clean linens on every bed; fresh, clean pillowcases on every pillow; 14 fresh clean bath towels, and 14 fresh, clean washcloths. If this is not the case, or you feel they do not meet your standards, please contact the number above. We will contact the cleaning/laundry service to take steps to rectify the situation.

Landlord shall provide cooking supplies, cups, knives, forks, spoons, dishes, and other items as commonly used by the landlord's family. What is accessible to the tenant is available to use (if prior guests leave dish detergent, toilet paper, etc., please feel free to use it). There will be one roll of toilet paper in every bathroom, and one roll of paper towels on the kitchen counter. Other than that, TOILET PAPER, PAPER TOWELS, SOAP, DISH DETERGENT, LAUNDRY SOAP, SHAMPOO, TRASH BAGS, AND OTHER CONSUMABLES ARE NOT PROVIDED.

The tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and tenants shall then immediately vacate the premises. Quiet hours are from 11 PM – 7 AM. There shall be no smoking on deck or inside the house.

There are 2 cameras that cover the steps leading into the house and the golf cart. Everything going up and down the steps, as well as the golf cart, is recorded. By signing this Short Term Rental Agreement, Tenant is agreeing to allow the Landlord to record these locations and release any right of privacy in the areas being recorded. Tenant further consents to Landlord's viewing and use of any footage recorded for the purpose of ensuring all rules and regulations are being followed.

There is parking for three vehicles under the house, and if you need a fourth parking spot it must be parked in overflow parking. Four vehicles are all you are allowed per rental. If a fourth car is parking at overflow, we recommend using the golf cart to transport to/from (easier than it sounds).

**Initial I understand that Ocean Lakes charges \$15 per day per vehicle for a "pass". None of this money goes to the owner of 1081 Ocean Lakes, it is a requirement (and paid to) Ocean Lakes for them to use at their discretion. Initial \_\_\_\_**

The tenants shall maintain the premises in a good, clean condition, and use the premises only in a careful and lawful manner. The tenants shall leave the premises in good condition at the expiration of the rental agreement, defined by the landlord as being immediately habitable by the next tenants after one hour of cleaning by professional cleaning crew. Tenants shall pay for maintenance and repairs should the premises be left in a lesser condition.

The tenants shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the bins along the street for pickup during their stay.

The property manager has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the tenants violate any of the terms of this agreement, the rental period shall be terminated immediately. The tenants waive all rights to due process if they fail to vacate the premises upon termination of the rental period. The tenants shall vacate the premises at the time and date this agreement states; no later than 1100 AM on the last day of rental.

**ABSOLUTELY NO WEAPONS ALLOWED ON OCEAN LAKES PROPERTY. ANY FIREARM BROUGHT TO 1081 OCEAN LAKES WILL RESULT IN \$2500 FINE DUE TO Ocean Echoes LLC AND IMMEDIATE TERMINATION OF THE TENANT'S TENANCY!**

**Initial you understand no firearms are to be brought on property and if a firearm is found to be on the property it is a \$2500 fine. Initial \_\_\_\_**

No animals or pets of any kind are permitted in the home at any time. If a pet is found to be on the property it will result in a \$500.00 additional cleaning fee to Ocean Echoes LLC (owner is highly allergic to cats and dogs), a \$500.00 fine in addition to the cleaning fee, automatic and immediate termination of this rental agreement, and ejection from Ocean Lakes property by security. Stairs have a video camera and are recorded!

**Initial you understand no animals are allowed on premises and that you agree to the penalties outlined herein. Initial \_\_\_\_**

The tenants shall not sublet the property or any portion thereof. The tenants shall never have more than 14 people reside or sleep on the premises.

The tenants and tenants' guests shall hereby indemnify and hold harmless the property manager or the landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury, or loss. Tenants expressly recognize that any insurance for property damage or loss which the landlord may maintain on the property does not cover the personal property of the tenants, and that tenants should purchase insurance for tenants and guests if such coverage is desired.

Tenants expressly acknowledge and agree that this agreement is for transient occupancy of the property, and that tenants do not intend to make the property a residence or household. Tenants agree to pay all reasonable costs, attorney fees, and expenses that shall be made or incurred by property manager enforcing this agreement.

Ocean Lakes occasionally experiences outages that are beyond our control (power, cable, internet). No refunds or compensation will be given for any outages.

There shall be no refunds of rents due to shortened stays or ruined expectations due to weather conditions, work or family emergencies, or other commitments.

Tenant agrees that no fireworks or other hazardous materials shall be used in or around the premises.

Tenant shall use the property for legal purposes only, and other uses, including but not limited to illegal drug use, abuse by any person, harboring fugitives, etc., shall be cause for termination of this agreement with no refund of rents or deposits.

The property has fire alarms installed and they are believed to be in working order at the time of rental.

Tenant shall see to their own security while at the property by locking doors and windows when it is prudent to do so. Landlord is not responsible for ensuring Tenant's safety from any third party while Tenant is on the premises.

Valuable items left behind by tenants will be held for the tenant and every reasonable effort will be made to contact the tenant for return. If items are not claimed for more than 30 days, they shall become the property of the landlord. The landlord shall not be held liable for condition of said items.

Cable TV is provided, and the level of service has been chosen by the landlord. No refund of rents shall be given for outages, content, lack of content, or personal preferences regarding cable TV service.

High speed wireless internet is provided as a convenience only and is not of-the-essence to this agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences regarding internet service.

Tenant agrees that air conditioning shall not be set below 68 degrees and heat shall not be set above 75 degrees, and that the fan setting shall be "auto". Doors and windows shall be closed when either heat or air conditioning are in operation.

CHECK-IN TIME IS 4:00 PM AND CHECK-OUT TIME IS 11:00 AM.

If tenants cancel less than 30 days from time of rental, you will lose the full amount of the rental, unless property management re-rents the property. If we are able to re-rent it you will only be responsible for payment of the difference between your agreed-upon rental rate and the rate actually secured, if any. If there is no difference between your rate and the rate secured you will be issued a full refund.

The tenant hereby agrees to reimburse the landlord for any penalty or fines that may be imposed upon the landlord by any court for any reason or violation upon the premise thru fault of the tenant herein his/her family members or guests and agreement papers you have signed, eviction, arrest.

We offer a 6-person golf cart, for an additional cost. If interested, please contact the property manager. For bookings in which any part of the guest's stay falls between the Friday before

Memorial Day and August 15 of each year, the price for golf cart rentals is \$650.00 per week. For all other bookings, the price for renting the golf cart is \$75.00 per day. With lots of people in the house, I highly encourage our 6-person golf cart, but that is your choice. Golf cart rental is paid separately. Our golf carts cannot be taken off Ocean Lakes property. Guests are liable for the cost of repairing any and all damage done to the golf cart during their rental period.

NO ONE UNDER THE AGE OF 21 IS ALLOWED TO OPERATE THE GOLF CART AT ANY TIME. Our golf cart cannot be taken off Ocean Lakes property.

**Initial that I fully understand that no one under the age of 21 can operate the 6-person golf cart located at 1081 Ocean Lakes. Initial \_\_\_\_**

**Initial that I understand and agree that I am fully liable for the cost of repairing any damage done to the golf cart while I am renting it. Initial \_\_\_\_**

**If Ocean Lakes gives you a ticket for ANY golf cart violations, you must immediately go pay the fine at the visitor's center, PLUS an additional \$500 fine to Ocean Echoes LLC.** This has to do with how Ocean Lakes punishes owners for guest violations. Ocean Lakes is VERY strict with loud music on golf carts, and foul language on the golf cart. **No one under 21 can operate our golf cart at any time. Stop at all stop signs and everyone on a golf cart must be fully seated.**

**Initial that I fully understand the above paragraph about golf carts rules, and fines issued by Ocean Lakes and the total cost of those fines due to Ocean Echoes LLC. Initial \_\_\_\_**

Tenant agrees to follow all of Ocean Lakes Campground's rules, regulations, and policies, including all policies related to the use of the golf cart within the campground. A copy of Ocean Lakes Campground's rules is attached to this agreement for your convenience, and additional copies may be found posted in Ocean Lakes Campground. LANDLORD IS NOT RESPONSIBLE FOR PAYMENT OF ANY FINES, FEES, OR PENALTIES IMPOSED BY OCEAN LAKES FOR TENANT'S FAILURE TO FOLLOW ALL APPLICABLE RULES. LANDLORD IS NOT RESPONSIBLE FOR ANY LOSS OF RENTAL TIME IF TENANT OR ANY PART OF TENANT'S PARTY IS EJECTED BY OCEAN LAKES CAMPGROUND FOR FAILURE TO FOLLOW ALL APPLICABLE RULES. NO REFUNDS WILL BE ISSUED IN THAT INSTANCE.

You will receive an email 7 days out from your rental start with directions, door code, etc.

[general@oceanechoes.org](mailto:general@oceanechoes.org) (843) 2567-4338

Printed Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_