

SHORT TERM RENTAL AGREEMENT
P-7 IBIS Dr. "SUNNY DAZE"
Ocean Lakes Family Campground
6001 S. Kings Hwy, Myrtle Beach, SC 29575

Owners: John & Stephanie Koch
Phone: (570)449-7241 or (570)573-7244
Email: koch573@icloud.com

RENTER/GUEST INFORMATION: ***MAXIMUM 7***

NAME: _____	AGE: _____
NAME: _____	AGE: _____
NAME: _____	AGE: _____
NAME: _____	AGE: _____
NAME: _____	AGE: _____
NAME: _____	AGE: _____
NAME: _____	AGE: _____

****ONLY THESE REGISTERED GUESTS ARE ALLOWED IN THE RENTAL****

RENTAL DATES:

CHECK IN: _____ CHECK OUT: _____ # OF NIGHTS: _____

RENTAL RATE (including tax): \$ _____ + CLEANING/LINENS: \$ 200 (Yes X/ NO _)

TOTAL RENTAL: \$ _____

SECURITY DEPOSIT (Refundable): \$ 500

DEPOSIT WITH SIGNED CONTRACT: \$ _____ DATE: _____

(\$ Half of total rental + \$500 Security Deposit)

FINAL PAYMENT: (**30** DAYS prior to check in) \$ _____ DATE: _____

As of this contract the owners agree to rent the property specified by Site P-7 during the specified dates above according to the following terms and conditions:

WEEKLY RESERVATIONS: Rental begins at 4:00pm day of check-in and ends at 10:00am the day of check- out. Any change from the Saturday-to-Saturday rental will be done on a case-by-case basis and only when schedule allows.

INITIAL HERE  _____

CHECK-IN/CHECK OUT: Check-in time is **4:00 pm** and check-out time is **10:00 am**. Upon departure, please make sure all dishes, pots, pans, utensils and cups are washed and put away. Also be sure that the refrigerator and freezer are empty. Please remove sheets from the beds and replace comforters. Place all used towels, washcloths in the shower/tub.

The person signing this contract **MUST BE 25** years or older and occupy the premises throughout the entire stay. Renter must not allow anyone under the age of **25** to stay at the property without being present. The rental period may not be sub-leased, transferred, sold, or given to any other party at any time.

*****The maximum number of people permitted to occupy and sleep in this property is SEVEN and need to be registered prior to check-in. THIS IS STRICTLY ENFORCED.***** If any of the rules above are broken this contract will be voided, and the renter(s) and guest(s) of the renter(s) will be asked to leave the premises (at any time) with **NO REFUND OF RENTAL MONEY INCLUDING THE SECURITY DEPOSIT.**

*****DO NOT TAKE LINENS OUTSIDE THE HOME*****

SECURITY DAMAGE DEPOSIT: This deposit of **\$500** is required in advance with a signed contract for your week to be held. This may be paid by check, money order, Venmo or Apple Cash. The renter is responsible for any and all damages that occur during the rental dates of this contract. The renter is encouraged to notify the owner of any visible damages upon arrival.

*****All objects inside and outside the house including decoration are itemized and must not be taken by the guest at any time/check out***** Upon inspection of the premises and notification from Ocean Lakes that there has not been any fines assessed on the property, the owner determines if the security deposit is to be refunded. Refunds due will be mailed to renter within 14 days of departure. This gives us time to receive notices/fines from Ocean Lakes if any have occurred. If the cost of damages, cleaning cost (beyond basic that is already covered) exceeds the deposit **the renter agrees to pay the difference immediately upon receipt of an invoice from the owner.**

Golf Cart: We offer a **complimentary** golf cart. In order to operate the golf cart, you must be at least **21 YEARS OLD** with a valid driver's license per our insurance and has to be registered prior to check in. ****THIS IS STRICTLY ENFORCED**** The property owner reserves the right to suspend cart privileges at any time. If you are stopped and issued a ticket **YOU will be responsible to pay the fine and also the fine that is given to us as the owners.**

****If preferred, Ocean Lakes provides golf cart rentals for 16 years old and up with a valid driver's license****

INITIAL HERE  _____

CLEANING: This fee covers basic cleaning; any additional cleaning fees will be deducted from the security deposit.

LINENS: Included in the cleaning fee. Sheets for three queen beds and one twin bed, bath towels, wash clothes, hand towels, bath mats and a dish towel provided.

CANCELLATION: If the renter cancels 60 days prior to check in they will receive 100% refund. If renter cancels 30 days before check in, they will be refunded 50% of their deposit. If renter cancels under 30 days prior to check in, they will not receive a refund.

PARKING: Renter shall be responsible for purchasing a required parking pass through Ocean Lakes @ **\$15 per day**. Once we receive the signed rental agreement and payment in full, we will inform Ocean Lakes that you will be a guest at site P-7 during your stay. Ocean Lakes will e-mail you a secure payment link to obtain your parking pass. Parking for P-7 is limited to TWO vehicles.

SMOKING: No Smoking or Vaping inside the premises. If caught violating these, this contract will be voided with **NO REFUND OF THE RENTAL MONEY INCLUDING SECURITY DEPOSIT.**

AMENITIES/UTILITIES: The owner is responsible for providing the following: water, electricity, sewer, internet, A/C and heat, refrigerator, microwave, washer/dryer, stove/oven and dishwasher. Owner agrees to keep the premises in good condition and to repair any services to the best of their ability. Please note that some repairs may not be possible within the rental timeframe. Renter is responsible for paper products including paper towels, toilet paper, detergents, trash bags and bath products.

LOST KEYS: An additional charge of \$30 will be deducted from security deposit per key. This will cover the cost of both replacement as well as over-night shipment.

ACCIDENT/INJURIES: The owner shall NOT be responsible for any accidents or injuries occurring to the renter or guests of the renter on this property or premise.

GARBAGE: Renter is asked to secure all garbage in a plastic bag and placed in available containers for pickup and container be pushed to the edge of the road.

FIREWORKS: No fireworks of any kind are permitted in Ocean Lakes Family Campground.

HURRICANE & TROPICAL STORMS: Owner is NOT responsible for damage resulting from natural disasters. Renter is responsible for evacuation if deemed necessary with prorated refund given.

INITIAL HERE  _____

SECURITY CAMERAS: Renters understands and accepts that the property is protected with outside security cameras. These cameras are used to protect the property from potential break-ins and theft. There are NO cameras inside the house.

The premises have been inspected before your arrival and will be clean. Upon departure, guests are responsible for texting the owner at **(570)449-7241 or (570)573-7244** letting them know the property is vacant and the cleaning company can come in to inspect the house. Any missing items, or if damage is done to the house, or if the house is left unclean beyond reasonable standards, money will be taken from the security deposit to cover expenses. If cost of missing items, damages, cleaning costs, violations, or golf cart damages exceeds the deposit, **RENTER AGREES TO PAY THE DIFFERENCE IMMEDIATELY UPON RECEIPT OF AN INVOICE FROM THE OWNER.**

Renter agrees to comply with all the rules and regulations of Ocean Lakes Campground and the rental premises. ****NO HOUSE PARTIES or LOUD NOISES. QUIET TIME** is 11pm to 7am. If Horry County police are called to this site for any disturbances, you will be fined \$500 or more. 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 violation upon the premise through fault of the renter(s) herein his/her family members or guest(s).

I agree,

Renter (Print): _____
Renter(Signature): _____
Address: _____
Phone#: _____
Email: _____
Date: _____

Please sign and return to the address or e-mail address below with the required amount plus security deposit. We accept payment via checks, money order or Venmo.

Attach a copy of a valid Driver's License.

A copy of the Rental Agreement may be retained for your reference.

John or Stephanie Koch
573 Rawhide Dr.
Auburn, PA 17922
koch573@icloud.com

**The owner/managers of this property listing are not affiliated with, nor sponsored by, Ocean Lakes Family Campground, Ocean Lakes Properties, The Jackson Co, or any of their subsidiaries*

FINES AND VIOLATIONS AGREEMENT
P-7 IBIS DR. "SUNNY DAZE"
OCEAN LAKES FAMILY CAMPGROUND
6001 S. KINGS HWY, MYRTLE BEACH, SC 29575

PLEASE READ ALL OF YOUR AGREEMENT BEFORE SIGNING

- Our home is located inside Ocean Lakes Family Campground which means it is a **FAMILY** campground.
- We want to ensure that there is no breakdown in communication as to what is expected of you and your family and guest(s) in our home.
- Ocean Lakes has implemented a new procedure which is stated as followed:
If any guest(s), family or friend using your unit is either **evicted** or **arrested** while on your property, the homeowner will be held responsible for that behavior and will be assessed an escalating fine for each incident.
- Our home is **NOT** a party house. Please remember you have neighbors and respect them. In saying this we do not allow drunkenness, loud or vulgar language/music, fighting or arguments in our home or home premises.

The new program will be as follows:

- 1st incident \$500 fine
- 2nd incident \$1000 fine
- 3rd incident \$1500 fine and loss of right to rent for minimum of 1 year
- 4th incident, possible termination of lease

- If the above is not followed while you are a guest these fines **WILL BE PASSED ON TO YOU** and by signing this agreement **YOU AGREE TO PAY ALL FINES ASSESSED** because of the misbehavior during your stay. If court action is required to obtain fine payments, you also agree to pay all court costs in addition to these fines.
- If misbehavior is reported to owner, owner has the right to void this contract and the renter(s) and guest(s) of the renter(s) will be asked to leave the premises (at any time) with **NO REFUND OF RENTAL MONEY INCLUDING SECURITY DEPOSIT.**
- These rules are put in place by Ocean Lakes Family Campground, and we must follow them if we want to continue to have a home here. Please help us with making sure all your family members and guest(s) know what is expected from them, so Ocean Lakes remains the most safe and enjoyable family-oriented vacation destination.

I agree,

NAME (PRINT): _____ **DATE:** _____

RENTER'S SIGNATURE: _____

**The owners/managers of this property listing are not affiliated with, nor sponsored by, OLFC, Ocean Lakes Properties, The Jackson Companies, or any of their subsidiaries.

GOLF CART POLICY FOR RENTER(S)
P-7 IBIS DR. "SUNNY DAZE"
OCEAN LAKES FAMILY CAMPGROUND
6001 S. KINGS HWY, MYRTLE BEACH, SC 29575

GOLF CART POLICY: We offer a complimentary golf cart. A valid driver's license will be required.

GOLF CART CAN NOT LEAVE THE OCEAN LAKES PROPERTY!!

- P-7 IBIS DR. "SUNNY DAZE"** requires **ALL** cart operators to be **REGISTERED GUESTS** and **21 YEARS OLD OR OLDER** with a valid driver's license. ****THIS IS STRICTLY ENFORCED**** If this is violated the property owner reserves the right to suspend cart privileges at any time.
- Golf cart availability:** Every effort will be made to ensure the functionality of the cart at the time of property rental, however, should the cart become unsafe or in disrepair, the renter understands that a refund will not be issued and that a replacement cart will not be provided.
- The property owner shall not be held liable for injuries to cart occupants.
- Golf cart capacity can't exceed 5 people.
- Ocean Lakes Family Campground has a **ZERO TOLERANCE POLICY** for violations of golf cart rules. If you are stopped and issued a ticket **YOU will be responsible to pay the fine and also the fine that is given to us as the owners.**
- NO** carts are to be out between the hours of **12am to 5am**. If misbehavior is reported to owner, owner has the right to void this contract and the renter(s) and guest(s) of the renter(s) will be asked to leave the premises (at any time) with **NO REFUND OF RENTAL MONEY.**

I agree,

NAME: _____ **SIGNATURE:** _____
DATE: _____

PLEASE LIST ALL AUTHORIZED CART OPERATORS:

NAME: _____ **AGE:** _____

DRIVER'S LICENSE #: _____

NAME: _____ **AGE:** _____

DRIVER'S LICENSE #: _____

****The owners/managers of this property listings are not affiliated with, nor sponsored by, OLFC, Ocean Lakes Properties, The Jackson Companies, or any of their subsidiaries****

*****WARNING*****

**Golf Cart Rules are strict in Ocean Lakes Family Campground!
BE CAREFUL OR YOU WILL LOSE YOUR GOLF CART PRIVILEGES.**

**IF CAUGHT BREAKING ANY OF THE FOLLOWING RULES YOU WILL BE ASKED
TO LEAVE IMMEDIATELY WITH NO MONEY REFUNDED!**

1. All drivers must be 21 years old to drive our golf cart, be a registered guest at site P-7 and have a valid driver's license in their possession. This is our rule and you have agreed to this on the rental agreement. If you have someone under the age of 21 who you want to drive, then you can rent a golf cart from Ocean Lakes.
2. **DO NOT TAKE THIS GOLF CART OUTSIDE THE GATES OF OCEAN LAKES!**
3. **NO LOUD OR VULGAR MUSIC!**
4. **STOP AT ALL STOP SIGNS WITHIN THE PARK! -SECURITY GIVES NO WARNING FOR THIS
-FINES WILL BE IMPOSED IF CAUGHT DOING THIS.**

**THIS GOLF CART IS COMPLIMENTARY AND IS NOT A GUARANTEE
IF CART BREAKS DOWN DURING YOUR STAY. EFFORTS WILL BE
MADE TO RECTIFY THIS ISSUE BUT NO REFUND OR
REIMBURSEMENT WILL BE MADE.**

**OCEAN LAKES GOLF CART RULES - NO WARNINGS ARE GIVEN -
FINES GIVEN FOR THE FIRST TIME OFFENSE UP TO \$500**

5. **NO RECKLESS DRIVING.**
6. **NO RACING.**
7. **NO MISUSE OF GOLF CART.**
8. **NO OPEN CONTAINERS OF ALCOHOLIC BEVERAGES ARE ALLOWED ON GOLF CARTS!
THIS INCLUDES THE DRIVER AND THE PASSENGERS.**
9. **GOLF CART CURFEW IS BETWEEN THE HOURS OF MIDNIGHT UNTIL 5AM.
NO CARTS ARE TO BE OUT DURING THESE HOURS! - NO EXCEPTIONS!**

*****ZERO TOLERANCE*****

I agree,

NAME: _____ SIGNATURE: _____

****The owner/managers of this property listing are not affiliated with, nor sponsored by, Ocean Lakes Family Campground, Ocean Lakes Properties, The Jackson Companies, or any of their subsidiaries****