**RENTAL AGREEMENT – 1157**

Ocean Lakes Campground

6001 S. Kings Hwy, House #1157

Myrtle Beach, SC 29575

Check-In time: 3:00 pm

Check-Out time: 10:00 am

There is no late check-out or early check-in

Max Occupancy: 7-8 guests

Rental Dates:

**YOU ARE RENTING FROM A PRIVATE OWNER, NOT OCEAN LAKES CAMPGROUND**

**Guest:**

**Payment:**

Deposit: $

Rental Rate: $

Local and State Taxes: $

Cleaning Fee: $

Total Due: $

Golf cart is complimentary

**House Amenities:**

2 bedrooms (1 queen, 1 full, 1 set of bunk beds (twin over full), 1 bathroom

Washer/dryer

Refrigerator

Electric Stove

Regular coffee maker

Gas Grill (amount of propane is not guaranteed)

Silverware and miscellaneous cooking utensils

**Campground Amenities:**

Waterpark, including 2 large slides, lazy river, splash zone, child’s pool, outdoor and indoor heated pool

Mini golf

Campground is on beach front and the beach is easily accessible with use of golf cart

Basketball court, volleyball court, playground, cornhole boards, skate park, recreation center

On-site restaurant

Convenience store

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**What must be provided by the Guest:**

Sheets for the above beds (fitted sheet, top sheet, blanket and pillow)

Bath and beach towels

Paper products (toilet paper, napkins, paper towels, paper plates/cups/bowls, foil, plastic wrap)

Food

Additional things: seasonings for food (salt, pepper, etc.), sugar, coffee, tea, laundry detergent, toiletries, beach chairs, beach toys, etc.

**Policies:**

**Deposit** – Deposit is required now to confirm booking. We accept Paypal, Venmo, check or cash. Deposit is not applied to the rental fee, but will convert to a damage/security deposit upon arrival. House will be inspected upon departure, and deposit is fully refundable, given the following are met:

\*No damage is done to the rental house or its contents, beyond normal wear and tear

\*No household items lost or stolen

\*No charges are incurred due to contraband, pets, or collections of services rendered

 during your stay

\*Trash is placed in green receptacles and placed on the street (Monday and Thursday)

\*All keys are left in the lock box

\*All charges/fines accrued through Ocean Lakes are paid prior to departure

\*You, or anyone in your party, is not evicted by homeowner, representative of

 homeowner, law enforcement, or Ocean Lakes security

\*All Ocean Lakes policies and homeowner policies and agreements are respected and

 followed.

**Payment** – Advanced payment, 50% of the rental fee, is required 90 days before arrival date. The remaining 50% will be due 45 days before arrival. Final payments that are late will result in cancellation of rental, unless an agreement is made with the owner prior to this time. No refund will be made if final payment is not paid. There will be a $45 charge for all returned checks.

 **50% rental is due: 100% is due:**

**Cancellation/Charges/Transfers** – Reservations are non-transferable. Requesting to change/transfer a reservation is a cancellation of the current reservation. A 60-day notice is required for cancellations. No penalty will be incurred if cancellation is 60 days before your arrival. NO refund on cancellations, regardless of reason, including inclement weather, employment, family, illness, death or economic factors, etc., if cancellation is within 60 days of your arrival date. Cancellation during your stay, or early departure, does not warrant any refund or rent. If cancellation occurs at any time after deposit is received, the deposit is non-refundable.

**Falsified Reservation -** Should a tenant or their guest misrepresent themselves, the tenant and all guests, will be required to vacate premises immediately, without a refund of monies paid.

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**Maximum Occupancy** – Rental accommodations are for 7- 8 people. Some of the smaller beds could occupy 2 children. Overcrowding will not be permitted. Exceptions will be made for infants occupying a portable crib. A completed occupancy list will be required for all reservations. This is not a party house; house parties, senior week parties, graduation parties, or other similar groups are not permitted, chaperoned or unchaperoned.

**Minimum Stay** – This property requires a minimum stay of one week during peak season (Saturday to Saturday). If you are unable to stay the full week, the price of the rental does not change. During off season, the minimum stay is 3 nights unless otherwise agreed upon.

**Smoking** – There is no smoking, vaping, or tobacco use inside the unit or on outside decks.

**Pets** – No pets are allowed.

**Travel Insurance** – We do not require travel insurance, but highly recommend all guests purchase Vacation Protection Insurance on all reservations. We are not liable for any claims, disputes, policies, refunds, restrictions, etc.

**Cleaning** – There is not a daily housekeeping service. A one-time fee is charged to the guest, and will provide cleaning services upon your departure. The following is not included in the departure cleaning, and is required of the tenant prior to departure:

\*All trash removed from the house and placed in the garbage receptacles.

\*All dishes cleaned, dried and put away in respective places.

\*Food items removed from cabinets and refrigerator.

\*Bathroom left in clean condition

\*Floors swept or vacuumed

**Parking** – The driveway is able to fit 2 cars. There is no on-street parking.

**Car Pass** – Ocean Lakes requires a car pass for each passing through the security gate. These passes can be purchased upon arrival at the Ocean Lakes main entrance. You can also fill out the express check-in form, which must be submitted to Ocean Lakes 14 days before your arrival. The fee is $12 per car, per day. The fee is collected by and paid directly to Ocean Lakes, and is not included in any rental rate or fee.

When you have paid your final payment, we will mail to the person responsible for the rental agreement the express check-in form, so that car passes may be purchased before your arrival. This will allow you to enter without stopping at the main entrance. Reservations completed less than 45 days prior to arrival date will not receive an express check-in form, and will need to get their passes upon arrival to Ocean Lakes.

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**Golf Cart** – A golf cart is provided with your rental. Please be advised that only licensed drivers over the age of **25** are allowed to drive the golf cart. Ocean Lakes will give you a ticket for the following:

\*Underage driving, including a child sitting on your lap, or allowing a child to sit beside you and drive

\*Driving without your license on you

\*Loud and vulgar music

\*Failure to stop at posted stop signs

\*Reckless driving

Any violation of golf cart policies will result in the immediate termination of your rental agreement and subsequent eviction. This is a no tolerance policy. We have and will evict you if this policy is violated. No refund of rental or deposit will be given if found in violation of the golf cart policy.

**Toilets** – Please only flush toilet paper. Do not flush feminine products, baby wipes, paper towels or other wipes.

**Damages** – Guest assumes liability and responsibility for any and all damage to the property and its contents. The home will be cleaned and inventoried upon your departure. If damage is found, your deposit will be kept. If damages are above the amount of your security deposit, you will be invoiced for any damages, missing items, or excessive cleaning charges. Fireworks and open fires are prohibited.

**Items Left Behind** – The homeowner is not responsible for items left behind by the renter. Items left must be reported within 24 hours of your departure. We will make every effort to locate the lost item and return it to you. Postage fees will be deducted from the security deposit.

**Pest Control** – Many insects, lizards, and other creatures are indigenous to our climate. Please keep all doors and windows closed at all times.

**Written Exceptions** – Any exceptions to the above-mentioned policies must be approved in writing, in advance.

**Ocean Lakes Violations** – Any policy violations, eviction from Ocean Lakes, or arrest made while at Ocean Lakes will result in a $500 fine to the homeowner, in addition to any fine charged and collected by Ocean Lakes. If legal action must be taken to collect the fine from the guest, the guest will then be held responsible for any and all cost associated with this collection. Ocean Lakes is committed to provide a positive and pleasurable experience and by doing so, will not tolerate house parties, underage golf cart driving, drunkenness, loud and vulgar language, and/or must, theft of property, and disrespect of other guests.

(Signature on Next Page)

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By signing below, I agree to the terms and conditions set forth above, and acknowledge that I am over the age of 25, and solely responsible for the rental. The homeowner is not responsible for any accidents, injuries, or illnesses that occur to me or any of my guests while on the premises, or to others whom they invite to use the premises. It is agreed that all guests, registered or unregistered, are expressly assuming the risk of any harm arising from their use of the premises Homeowner is not responsible for any loss of personal belongings.

It is my responsibility to make sure all guests, registered or unregistered, understand and follow all policies set forth in this agreement, as well as by Ocean Lakes. I personally will be held financially responsible for the fines mentioned above if I or any registered or unregistered guest that I invite, be evicted or arrested. All monies owed, signed rental agreement, and completed occupancy list must be received before the door entry code is validated and activated.

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address and Phone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Please return signed Rental Agreement to 1157oceanlakes@gmail.com or return via DocuSign. Please contact Robin Scaffe at 803-446-6977 with any questions or concerns. Thank you!

**Checkout is at 10:00 am!**

**OCCUPANCY LIST & AGES**

Occupant #1: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Age\_\_\_\_\_\_\_\_\_\_\_

Occupant #2: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Age\_\_\_\_\_\_\_\_\_\_\_

Occupant #3: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Age\_\_\_\_\_\_\_\_\_\_\_

Occupant #4: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Age\_\_\_\_\_\_\_\_\_\_\_

Occupant #5: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Age\_\_\_\_\_\_\_\_\_\_\_

Occupant #6: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Age\_\_\_\_\_\_\_\_\_\_\_

Occupant #7: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Age\_\_\_\_\_\_\_\_\_\_\_

Occupant #8: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Age\_\_\_\_\_\_\_\_\_\_\_

Occupant #9: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Age\_\_\_\_\_\_\_\_\_\_\_