**Ocean Lakes Campground Site 1220, 6001 S Kings Highway**

**Myrtle Beach, SC 29575**

**S & A Carolina Properties LLC**

Main Phone: (847)514-2707

Email: thesandyoak@gmail.com

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Guest License Agreement for - The Sandy Oak, 1220 Sharks Tooth Trail

Thank you for choosing our home for your upcoming trip! We hope you enjoy your stay and that it serves as your home away from home while you enjoy all that Ocean Lakes has to offer. We have worked hard to make this home a comfortable and special place for our families and for yours. Please let us know if there is anything you have questions about, either before or during your stay. Also, we would love to hear your feedback! We want to know if there is anything that you loved about your stay or if there is anything that we could improve on. Please use Katie’s phone number as the primary contact number to call or text during your stay (847)514-2707. If you can not reach her you may contact Melissa by phone or text at (847)226-7421. You can also email us at thesandyoak@gmail.com.

 This home is completely furnished **EXCEPT FOR towels and bed linens, paper towels, kitchen towels, toilet paper, soap, trash bags and washing detergents. (This means you must provide your own)**

**You MUST BE a minimum of 25 to rent the house and anyone driving the golf cart MUST have a valid driver’s license AND have it with them while driving the cart. Ocean Lakes will pull you over and check.**

Bed sizes – MB (Queen), 2nd bedroom (Queen), 3rd bedroom (twin and full)

NO smoking/vaping or pets allowed in the home. If this is reported, you will lose your security deposit.

If you would like to add a linen package please let us know. This service is provided by an outside company and the cost is passed directly on to you. The cost is $100 and you would receive full sheet sets for all the beds, towels for each guest, bath mats for each bathroom and kitchen towels.

You may use the pillows and comforters/bed quilts that are provided with the house or you may bring your own.

If you choose to use the futon as a sleeping space, please use the mattress protector that is located in the bedroom closet if it is not already on the bed.

The kitchen should have everything you need as far as dishes, pans and utensils. There is a single cup Keurig as well as a traditional coffee pot. We also have a crockpot, toaster and electric skillet.

There is a binder in the house that has additional info related to the house and campground during your stay. There is a list of Ocean Lakes rules, including their golf cart rules, and water park info. Please take a minute to review the rules, especially the golf cart rules as these are the most common violations in the park. **Make sure to download the Ocean Lakes app so you can see park info, hours and activities!**

**Cancellation:**

 If the guest cancels more than 30 days prior to check-in date and the owner is able to re book the property, the deposit will be refunded minus a $50 booking/cancellation fee. If the house remains vacant you will forfeit your deposit. If the guest cancels less than 30 days from the check-in date and the owner is able to re book the property your payment and deposit will be refunded minus a $50 cancellation fee. If the owner cannot re book the property, the rental payment will be forfeited and retained by the owner as compensation for the time their premise had been held from the rental market. If the rental payment is forfeited the security deposit will be returned.

**CHECK-IN:**

 Check-in time is 3PM. Door code will be sent to you prior to your stay. WIFI password will be displayed in the home. Upon arrival, ALL visitors must stop by the office to obtain their parking pass, unless you have already received yours by mail. If you are planning to arrive after the office closes and you don’t have your passes, please go to the guard gate and they will provide you instructions on what to do.

 **CHECK-OUT:**

 Check out is 10AM. No exceptions. During peak season and other popular weekends/dates the cleaning company needs that entire window of time to ensure the property is cleaned and ready.

 **Parking:**

If your stay is more than 2 weeks out you will be contacted via email by Ocean Lakes to set up your Express Pass. This is the pass that gets you in the gate at Ocean Lakes. They charge $10 per vehicle per day if paid in advance or $12 if paid on the day of arrival. Ocean Lakes will email you to request your vehicle information and then send a separate email after that for payment of the express pass(es). Your pass will be mailed once your trip is between 10 - 30 days out AND you have completed payment. If you have your pass you may proceed through the left lane to the guard shack when you arrive.

If you do not have an express pass or your trip is less than 2 weeks away you will need to pull in under the awning when you arrive at Ocean Lakes and go inside to check in and pay for your pass(es).

Please be advised that Ocean Lakes has been more strictly enforcing the expiration time on the Express Pass. The passes technically expire at 11am on your departure day. I have heard of instances of guests having trouble getting back in if they are coming in to the campground near 11am.

Motorcycles are to be parked in designated areas. Please contact Ocean Lakes for additional info on this.

When you park at the house you may park in front of the deck. Make sure to pull all the way up so you can get the golf cart in and out of the driveway. There is space for a second smaller vehicle to park in the driveway. We do not recommend that a large truck or SUV attempt to park in the driveway (but they will fit in the spot in front of the deck). The entrance to the driveway is narrow so please use an abundance of caution when backing/pulling in. You will also want to get the golf cart out of the shed before pulling your vehicle into the driveway. Ocean Lakes does have an overflow parking area located near the South Gate. Please speak directly to them for information on parking there.

**PLEASE READ**

**Rules of Campground:**

 Please note the following campground rules, which you are agreeing to acknowledge and adhere to. This is not a complete list. You are responsible for informing yourself of all the Ocean Lakes rules and following them. This is simply a short list of some of the most ticketed offenses that are strictly enforced.

Quiet time is 11PM until 7AM

No warnings for loud, lewd or vulgar music on golf carts, while walking, or on site.

No open containers of alcohol allowed on your golf cart, or in your possession off rented site.

No "cruising" during quiet hours (11PM - 7AM) with no legitimate reason.

No warnings for taking golf carts off property

No warnings for underage or reckless driving

10 MPH speed limit throughout the campground

The guest agrees to reimburse the owner for any penalty or fine that may be imposed upon the owner by any court or by Ocean Lakes for any violation upon the premises through fault of the primary guest herein his/her family member or guest. If Horry County Police are called to the property site for any disturbances, there will be a $500 fine issued by Ocean Lakes Campground to be paid by you the guest immediately. The homeowner will also be fined which you will be required to pay as well **and** you will forfeit your security deposit.

By sending your deposit/payment, you and your registered guests agree to adhere to the rules and regulations of Ocean Lakes Campground and to those of the owner of the unit. Should you choose not to comply, you will be asked to leave without any refund. Consider this your only notice of such. Rules within the campground are extremely strict and enforced. Security has the authority to ask you to leave the grounds if there is any violation of the rules and regulations. The guest agrees to reimburse the owner for any penalty that may be imposed upon the owner by any court or by Ocean Lakes for any violation upon the premise through fault of the guest herein his/her family members or guests.

**Accidents:**

 The owner shall NOT be responsible for any accidents or injuries occurring to any guest of the property or premise.

 **DAMAGES:**

 Damages include the following: Intentional or unintentional acts, gross negligence, and willful conduct. Any damages or missing items will be deducted from the security deposit.

**RESPONSIBILITIES:**

 The guest is responsible for any and all damages that occur during the dates of the contract. The guest is encouraged to notify the owner of any visible damage upon arrival. Please take pictures and text immediately to Katie Settle 847-514-2707.

**911/EMERGENCY:**

 For Fire, Police or any medical emergencies call 911. Let 911 know that you are at Ocean Lakes Campground Site 1220. Then contact security at 843-828-4847. They will escort emergency services to your site. Please report all emergencies involving the house to Katie Settle 847-514-2707 when feasible.

 **PARTIES:**

 Warning! We allow families and responsible adults only at our property. You must be 25 years of age or older. We do not allow house parties and/or groups including but not limited to fraternity, high school graduation, and spring breakers. Any violation will result in eviction without refund.

**SUBLEASE:**

The property may not be sub-leased, transferred, sold or given to any other party. The person signing the contract must not allow anyone underage to stay on site without themselves being present.

**PETS:**

Guests are not allowed to bring pets of any kind into the house. If a pet is found the guest will be evicted with no refund and the guest will be charged a pet cleaning fee of $100 minimum.

 **HEATING/ AIR CONDITIONING:**

Please keep all windows and doors closed while air conditioner or heat is running. Failure to do so can cause the system to freeze up and result in a very hot home. The air conditioner has only one speed. It will not cool the house faster by setting thermostat below 68. Doing so may also cause the unit to freeze up. Any HVAC service will be the responsibility of the guest if it is found that the unit was misused.

 **HOUSE GUIDELINES:**

DO NOT SIT on furniture with wet bathing suits or sun tan lotion. Please use the hose to rinse off sand from your body, feet and shoes before entering the home. Do not bring beach towels in the home that have been used on the sand at the beach. Do not lay on comforters/quilts or decor pillows in the bedrooms and living room.

 **MAINTENANCE:**

All equipment in the house should be in working order. Please report any inoperative equipment to Katie in a timely manner at 847-514-2707. We will make every reasonable effort to have repairs made as soon as possible. Under no circumstances will any refunds be made for mechanical failures of any systems or equipment in the home. This also includes but is not limited to TVs, washer/dryer or other small appliances. All efforts will be made to resolve service requests as soon as possible. Service request after 5 PM or holidays may not be handled until the next business day.

**INSPECTION:**

The owner, property manager or designee may enter the premises at reasonable times, with or without notice, for the purpose of making repairs, inspections or completing work.

**PESTS:**

The property is regularly sprayed for pests inside and outside. The servicing company makes every possible effort to come between guests however this may not always be possible. If you see any large black bugs that resemble a cockroach this is most likely a Palmetto bug (water bug). They are native to the beach area. If any bugs are seen please report to us.

 **KITCHEN AND EATING:**

Please make sure all dishes are washed prior to departure. Please be respectful of the guests coming after you and leave the dishes cleaned in the same way you would like your dishes cleaned.

**TRASH:**

 A large green trash container is located outside . Trash cans should be wheeled to the street by 6 am on the day of trash pick-up. Pick up days are Mondays and Thursdays. If you are staying outside of June, July and August please put the trash by the street when you check out no matter what day it is.

 **WEATHER:**

 Owner is not responsible for damages resulting from hurricanes, tornadoes, floods, or other natural disasters. Guests are responsible for evacuations if deemed necessary by the owner, Ocean Lakes, or any government agency. Prorated refunds will be given at the discretion of the owner in the event of a declared disaster or emergency. You are encouraged to obtain travel insurance from a 3rd party provider.

**GOLF CARTS:**

 The house has a complimentary cart. The cart will be available for your use if it is available. If the cart is out of commission due to break downs or violations, we will not be responsible for a replacement. If you get a violation while using the cart, the cart will be surrendered and Ocean Lakes will fine you as well as us, the homeowner. You will be required to pay your fine, the homeowners fine and lose your security deposit and it depends on the ticket, you could be asked to leave the grounds immediately by Ocean Lakes. You will not be reimbursed any funds. You must be 16 years or older to use our cart AND have a valid driver’s license. Our cart is not to go outside of Ocean Lakes.

If you would like to rent a golf cart from Ocean Lakes for a fee, please contact them directly. 843-238-8841. Anyone driving a golf cart must have a valid driver's license with them at all times while operating cart. Campground security is very strict on these rules and any violations will incur fees.

**PAYMENT:**

 Deposits are due at the time of booking to secure your dates. We will send you an invoice for the security deposit only.

**Full contract rental amount due 60 days prior to arrival time**. If you would like to make payments please let us know BEFORE the 60 day mark. If full payment is not received by 60 days prior to arrival we reserve the right to cancel your reservation. Any money that has been received will be refunded minus a $50 admin fee.

Full payment can be made through the homeownersatoceanlakes.com website or you can contact us for additional payment options.

**Guest License Agreement 1220- Ocean Lakes Campground, Myrtle Beach, South Carolina**

Licensed Dates -

Checking In:

Checking Out:

Rate:

Cleaning Fee:

Taxes:

Security Deposit:

Total Due:

Per this contract S&A Carolina Properties agrees to allow the stated guests access to the property identified by Site 1220 during the specified dates above according to the following terms and conditions:

 1. Security deposit of $300 is required in advance to book. Upon inspection of the premises, property manager will determine if the security deposit is to be refunded. Refunds due will be mailed to renter upon inspection of the unit within 14 days of the day of departure. This gives time to receive notices/fines from Ocean Lakes if any have occurred.

2. Primary guest must be 25 years of age or older and occupy the premises throughout the licensed period.

3. Maximum occupancy for this property is 7 guests

4. No pets

5. No smoking/vaping inside home

6. These requests are strictly enforced. Violations will void the contract and may result in guests being asked to leave the premises (at any time) with no refund of rental money including the deposit.

Primary Guest(s) (please print):

**DOB:**  **D.L. #:** **State issued:**

Please attach copy of photo id

 **Address:**

**Email:**

**Phone #:**

**Guest List:**

Additional names of guests

Adults/age Children/age

How many cars will you have? \_\_\_\_\_\_\_\_ Ocean Lakes will email for your vehicle info and to pay the parking pass fee. The cost is $12 per day per vehicle if paid when you arrive or $10 per vehicle per day if paid in advance using the express pass. Please note that there are separate policies for motorcycles. Please see Ocean Lakes rules for details.

Additional name and email address if you want Ocean Lakes to send an email to anyone else for an Express Pass:

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After reading carefully, sign and return to thesandyoak@gmail.com

I agree that I have read this guest license agreement as well as completed the guest list above. I acknowledge that I agree and understand and will abide by the rules and requests in this document.

Guest Signature:

Date: