

1251 Sharks Tooth Trail - Ocean Lakes – Lawson’s Beach Bungalow House Rental Agreement

1. Our house is in Ocean Lakes Family Campground (6001 S. Kings Highway), approximately 4 miles south of Myrtle Beach, SC, on US Highway 17. [1251 Sharks Tooth Trail, Myrtle Beach, SC 29575](#)
2. Our house is a single-family dwelling and Ocean Lakes is a family-oriented environment. This agreement allows for a maximum of eight (7) people to occupy our home. You must be at least 25 years old to rent our house. If you rent our house, you must also be present in the house during the ENTIRE rental period if you are responsible for supervising anyone that accompanies you who is under the age of 25.
3. A car pass is needed for entry into the property, which has 24 hr. security. There is an \$12.00 per night, per car, visitor fee. A letter will be mailed/emailed to you to take to the rental office upon arrival to obtain your car pass, or you can mail it into Ocean Lakes Campground (6001 S. Kings Highway, Myrtle Beach, SC 29575) with your check and receive your car passes through the mail. We highly recommend that you mail-in for car passes as check-in can be very crowded on Saturdays!

- a. Arrival Date: _____
- b. Departure Date: _____
- c. Name: _____
- d. Address: _____
- e. E _____
Mail: _____ Cell: _____
- f. Home: _____
- g. Number of Adults: _____
- h. Number of Children: _____Ages: _____

4. We’re sorry, but we do not allow pets of ANY kind in our house or on our property.
5. **The house has a keyless entry, and a code will be provided to you, all other necessary keys will be on the hook in the livingroom.**
6. No fireworks of any kind are permitted on Ocean Lakes Family Campground property.
7. No smoking (including Vaping) is allowed in our house.
8. Motorcycles cannot be ridden on Ocean Lakes Family Campground property. They can enter the property on a trailer, can be walked to our house, or can be parked in the Ocean Lakes designated area.

9. Ocean Lakes Family Campground strives to maintain a wholesome family-oriented environment. If your conduct disturbs or offends other guests or residents, within reason, Ocean Lakes Security will escort you off the property and we will not refund any part of your rent.
10. Our house has 3 bedrooms and 2 bathrooms. It is fully furnished including 1 King Bed (Rm. 1), 1 Queen Bed (Rm. 2), and 1 single over double Bunk (Rm. 3). Color TV with extended cable and WiFi are provided.
11. Our house is equipped with a coffee pot, dishwasher, crockpot, pots and pans, Tupperware, silverware/dinnerware, gas grill (if the tank is out of gas, you will need to refill them at the campground store at your expense).
12. There is NO telephone in our house.
13. You need to bring:
 - a. Linens: sheets, pillowcases, extra blankets
 - b. Towels: bathroom towels, wash clothes, kitchen towels, beach towels
 - c. Paper products: toilet paper, paper towels
 - d. Soap, washing detergents, trash bags
14. A **reservation deposit** of \$300.00 is due when you make your reservation official by signing and returning this agreement. This deposit will be applied to your rental agreement balance. An additional \$300 is also due upon signing of this agreement and will be held as your **security deposit**. Your security deposit will be held until departure and cleaning crew confirms no damages to the house. Once confirmed, your deposit will be returned to you within two weeks of your departure date. Please note that your reservation includes a \$125 mandatory cleaning fee.

We accept checks and money orders. If your check is returned to us by the bank, we will charge you \$50. In the event you are unable to keep your reservation, we will refund both your rental and security deposits provided a 30 day notice PRIOR to your arrival date.

Make the check payable to, 3 P Properties, LLC, & mail to: Lori Lawson 2024 E Georgia Road, Simpsonville, SC 29681. Please return the signed agreement along with your deposit within 7 days of receipt of this agreement.

15. It is required that we receive your remaining rental balance **no later than** 30 days prior to your check-in date. Your reservation will be cancelled, and your **rental deposit** will be FORFEITED if you fail to submit payment according to this agreement. However, your security deposit will be returned to you.
Rent in the amount of Cashier's Check/Personal Check/Money Order made out to: 3 P Properties, LLC
16. If you cancel your reservation **LESS** than 30 days prior to your arrival date, or do not use the property during your reservation time period, no rent money will be refunded. However, your security deposit will be refunded.
17. If our house is unusable due to fire, theft, or natural disaster during your rental period, we will refund your rental payment minus a prorated amount for each night you occupied our house. If you never occupied our house, we will refund all rent and any security deposit paid at the time we determine our house is unusable for the period of your reservation.
18. **Check in time is 4:00pm. Check out time is 10:00am. If the house becomes available earlier than 4:00pm, you will be contacted.**
19. When you arrive at our house, please check that the prior renter did not leave dirt or damage. In order to protect YOUR security deposit, **please report problems immediately (by 10am of the**

day after your arrival) to Lori Lawson @ (864) 915-6603. Please leave a message if there is no answer. You may also contact Jeffrey Lawson @ (864) 630-4785.

20. If you need maintenance service for any item in the house, please contact Lori @ (864) 915-6603.
21. It is your responsibility to leave our house clean and undamaged. You agree to complete the items listed on the following page before you leave our house, or your security deposit will not be refunded.
22. By signing your name here, you certify that you are at least 25 years old and that you agree to the terms of this agreement.

_____ Date signed: _____

Thank you for renting our house,
3 P Properties, LLC
Jeff and Lori Lawson

1251 Lawson's Beach Bungalow – 3 P Properties, LLC Check-Out Procedures

Cleaning service is included in your rental. However, please complete the following check list before departure.

1. Kitchen, Dining Area
 - Wipe down all small appliances that were used during your stay.
 - Wipe down the oven, stove, and microwave.
 - Clean and put away all dishes, pots, pans, glasses, flatware, etc.
 - Remove all food from the refrigerator, cabinets, etc. Wipe down the refrigerator and freezer.
 - Empty all trash cans throughout the house and place the trash on the curb for pick-up. Trash pick-up is Monday and Thursday.
2. Living Room
 - Leave the TV remote controls on the table.
 - Check under furniture and cushions for your belongings. We are not responsible for any lost/left items. However, we will do our best to have them returned to you, when possible, at your expense.
3. Bathrooms
 - Remove soap.
 - Clean out lint filter from dryer after each use.
4. Bedrooms
 - Remake the beds.
 - Check under the beds for your belongings.
5. Outside
 - Clean grill after each use. **MAKE SURE GRILL IS AWAY FROM THE HOUSE WHILE USING & COOLING**
 - Place all trash in trash bags and place in cans. Place on curb for pick-up.
6. Final Steps
 - Leave Air on 75 degrees in the Summer and 65 degrees in the winter.

- Please check that you have not left any of your belongings in or around our house.
- Please turn off all lights and ensure the oven, toaster, & coffee pot are unplugged. Ensure all windows are closed and locked.
- Lock both doors.
- Please leave any keys used on the hook in the livingroom

Have a safe trip home and please visit us again!!!!!!