

Guest Agreement

We would like to rent site #1184 for the week of _____. Rental rate is _____.

Check-In time is Saturday at 3:00 and check out time is 10:00. The following guests will be staying at the

house:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____

Please initial one:

We will clean on our own and be charged for any items not completed on cleaning checklist.

We elect to hire the cleaning service and will include the \$150 cleaning fee with the final payment

Please send deposit to:

***Tommy Joyce
2862 Fairway Forest Circle
Salem, VA 24153***

***540-529-7332
Email: TJoyce0816@aol.com***

Timeline for reservation:

- 1) \$300 Reservation Deposit/ Security Deposit within 14 days of making reservation ____ / ____ / 2012
- 2) 90 days prior to arrival: 50% of Rental Fee
\$_____ by ____ / ____ / 2012
- 3) 60 days of arrival: Remaining 50% of Rental Fee plus
 - Optional cleaning fee \$150
 - Optional golf cart rental fee \$250
 - 12% sales and accommodation tax.
\$_____ by ____ / ____ / 2012
 - Download express check-in forms (<http://www.oceanlakes.com/lodging/ExpCIForm.pdf>) and mail payment for parking passes with final payment. (I will sign and mail to Oceanlakes)
- 4) Check-In package will be mailed when final rental fee has been received to include cleaning checklist and codes for the key boxes on property.
- 5) Security Deposit returned within 21 days of departure if there is no damage to property or violations against the site.

I HAVE READ THE RULES AND REGULATIONS AND AGREE TO ABIDE BY THEM

GUEST SIGNATURE AND DATE _____ / ____ / 2012

GUEST INFORMATION:

NAME: _____

ADDRESS: _____ CITY _____ STATE _____

ZIP _____

HOME PHONE _____ MOBILE PHONE: _____

Golf Car Rules And Rental Contract

1. All drivers must be at least 18 years old and possess a valid Driver's License in order to operate a golf car in Ocean Lakes. Ocean Lakes security and local police are very strict about this. **Any violation will result in a \$100 fine to be paid immediately to the Ocean Lakes front office, and a \$500 fine to Ciuba, LLC along with impoundment of the golf car.** There are no exceptions.
2. You must be at least 21 years of age to enter into this rental contract.
3. Golf cars operating after sunset must have the lights turned on.
4. Golf cars must be operated properly and driven only on roadways. Golf cars are not to be driven outside of the community, or on beaches, campsites, and other restricted areas.
5. Golf cars are not to be operated during the quiet hours (11:00 pm - 7:00 am).
6. A maximum of 5 people are allowed on a golf car at any given time.
7. You are personally responsible and liable for the operation of the golf car including any damages that result from its operation. This includes, but is not limited to any physical damage to the golf car, other property, and any personal injury.
8. You are responsible for any theft, vandalism, or any other damage to the golf car and its accessories.
9. Golf car is to be returned clean and with charged batteries at the end of the rental.
10. There is ZERO TOLERANCE for golf car violations.

I have read the above golf car rules and agree to abide by them. I agree that all drivers will be at least 18 years old and possess a valid driver's license. I understand that Ocean Lakes Security will strictly enforce these rules. **I understand and agree that in the event of any golf car violation, I will immediately pay an additional \$100 to Ocean Lakes and \$500 to Tommy Joyce. I understand that there is no insurance coverage or protection, whatsoever, for liability, personal injury to myself or others, physical damage, theft, vandalism, or any other possible injury, event or loss. Furthermore, I agree to accept this risk and / or provide my own insurance or payment in case of any loss or injury. I agree to indemnify and hold harmless Tommy Joyce, Mr. Joyce's family and any of its affiliates in the event of any injury, damage, loss or claim associated with the golf car.**

Signature

Date

Witness

Print Name

OCEAN LAKES CAMPGROUND
SITE #1184
OWNED BY: TOMMY AND KRISTY JOYCE
2862 FAIRWAY FOREST CIRCLE
SALEM, VA 24153
(540) 776-1596 or (540) 529-7332

Thank you for your interest in our family's beach house. Our Beach Houses is a two-story house located in the Holiday Inn Section of Ocean Lakes Campground in Myrtle Beach SC. The house is built to the maximum square footage allowed in Ocean Lakes at 1600 sq. feet. The house has four bedrooms and four baths with an open floor plan on the first floor connecting the kitchen, dining area and family room. Each bedroom has a cable TV and the unit is fully furnished. **YOU NEED ONLY BRING LINENS, TOWELS AND PAPER PRODUCTS.**

RULES AND REGULATIONS

PLEASE NOTE – WE DO NOT ALLOW PETS IN OUR HOUSE. If a pet is found to be on the premises, you will be asked to leave and your deposit will be forfeited. Also note, that the house does not come equipped with a golf car, however, the campground does offer cart rental service which can be reached at 1-843-238-8841. Should you choose to bring your own golf cart, you must supply the campground with proof of \$50,000 golf car liability insurance. However, under no circumstances is gas powered golf carts allowed. We appreciate your cooperation regarding our golf car and pet policies.

WEEKLY RESERVATIONS begin 3 PM Saturday and end 10 AM the following Saturday during the summer. Any deviation from the Saturday-to-Saturday check-in and checkout dates can ONLY be made on a last minute basis and subject to availability.

CHECK-IN is on Saturday between 3 PM & 7 PM - JUNE & JULY ONLY. Please plan your arrival according to the hours of check-in. We have a cleaning service that cleans the house and ask everyone to adhere to the check-in and check-out times and please do not visit the site before 3:00 pm.

All final payments must be PAID IN FULL 60 days prior to check-in date (except for last minute reservations). Personal checks are NOT accepted less than 60 days prior to arrival or for last minute reservations. Accommodations are strictly limited to the number of occupants shown on the brochure regardless of beds available. The only exception is an infant to occupy a crib.

CHECK OUT by 10 AM no exceptions! We ask our guests to clean the unit prior to departure or preferably arrange for our cleaning service. The cleaning fee is \$150 and should be added to your final payment. If you decide to clean the house on your own a detailed cleaning list will be provided and checked by our cleaning service after your departure. Any item not completed will be completed by our service and appropriate fee will be deducted from your security deposit. During your check-in we ask that you evaluate the cleanliness of our house according to the provided checklist and inform us of any problems on the day of check in. We will have the cleaning service revisit the house to take care of any problems. If you use the cleaning service, we only require that you clean the dishes and remove your trash prior to departure. Please place the set of keys in the proper lock boxes before leaving the premises. A \$25.00 per hour late charge will be charged for late departures or for key replacement services.

A \$300 RESERVATION DEPOSIT must be received within 14 days of securing the reservation. A DEPOSIT of one half of the total gross rent is required within 90 days of arrival, time permitting. This may be paid by CHECK or MONEY ORDER). Please make checks payable to Tommy Joyce and include your Guest License Agreement. Balance, including sales tax and accommodation tax on total rent 12% , will be due 30 days prior to check-in day. Balance payments may be made by: Check or Money Order.

SECURITY DEPOSIT: All Security Deposits must be paid for by check or money order. You will receive your full Security Deposit back if the unit and golf cart is left undamaged and no violations against the site. The house requires a \$300.00 Security Deposit, the \$300 reservation deposit can be used as the security deposit once the full rental rate is received. Please allow up to 21 days for your Security Refund.

CANCELLATION POLICY: If reservation is cancelled 30 days prior to your arrival date, we will retain 15% of the Gross Rental Fee. The balance, if any, will be refunded to you. If you cancel your reservation less than 30 days prior to your arrival date, refuse rental property or do not show up, we will retain the total amount paid. No money will be refunded. **THERE WILL BE A \$35.00 CHARGE FOR ALL RETURNED CHECKS.** We reserve the right to discontinue occupancy, if, in our opinion, it is detrimental to premises. If we are able to book the house to a replacement then we will refund the amount received from the replacement up to the original amount paid.

GROUPS AND HOUSE PARTIES: WARNING – WE RENT TO FAMILIES AND RESPONSIBLE ADULTS ONLY – MUST BE AGE 25 OR OLDER. We do not rent to house parties and/or groups including but not limited to fraternity, high school graduation, spring breakers, or other non-family groups to be determined at our sole discretion. We may accept chaperoned religious organizations but written prior arrangements must be made before arrival. Any violation will result in termination without refund.

THE UNIT is completely furnished except for linens, paper towels, kitchen towels, toilet paper, soap, washing detergents and coat hangers. We do NOT provide these items. Beds and furniture are NOT to be moved from room to room. **NO FIREWORKS** of any kind are permitted on Ocean Lakes Family Campground property.

PET POLICY: ABSOLUTELY NO PETS ALLOWED on property!

PARKING RESTRICTIONS: Parking is limited to 1-4 cars depending on the unit. A parking pass may be purchased at a cost of \$3.00 per day for any cars exceeding two. If you have cars that exceed the limit allowed, those cars must be parked in the over flow parking area adjacent to the Main Gate or designated area. Campers and motor homes are not allowed to be hooked up or used on any rental property. The riding of motorcycles within the campground is strictly prohibited. Motorcycles must be on a trailer, pushed or towed to your unit or parked in the designated area.

LP GAS: We provide a gas grill that utilizes liquid petroleum gas. We ask each guest to have the tank filled when needed. Ocean Lakes offers LP gas delivery to the site. Just stop by the Main Office to sign up for delivery that day, or call the Main Office at 843.238.5636 to arrange delivery. Please note that delivery does not happen on holidays or Sundays

MAINTENANCE: All equipment in the unit should be in working order. Please report any inoperative equipment to us promptly at 540-529-7332! We will make every reasonable effort to have the repairs made as soon as possible. Under no circumstances will any refunds be made for mechanical failure of dishwashers, disposals, TV, washer/dryer or other small appliances. All service requests will be handled within a 24-hour period. Those service requests received after 5 PM may not be handled until the next day. **(EXCEPT FOR EMERGENCIES).**

MESSAGES: A Security Officer will deliver Messages to the unit. If you are expecting a message, please have them call (843) 238-5636. **NO LONG DISTANCE PHONE CALLS** permitted in unit. **YOU MUST USE A CALLING CARD.**

LOCKED UTILITY SHEDS & CLOSETS: We maintain a locked shed and closet for storage of personal possessions. Please respect these locked closets and sheds. These personal items, which also includes golf carts **ARE NOT** included in your rental.

LOST KEYS should be reported to us immediately. A service fee of \$25.00 will apply to have someone deliver a replacement key during normal business hours.

GOLF CAR POLICIES FOR EVERYONE:

- You must be at least 16 years of age and possess a valid driver's license or permit to operate a golf car in Ocean Lakes.
- You must be 18 years of age and possess a valid driver's license to rent a golf car (sign a rental contract).
- All privately owned golf cars must be registered through Ocean Lakes Golf Cars Sales & Service and show proof of proper liability insurance (\$50,000 liability coverage on the golf car). You must attach a valid registration sticker to the driver's side of the front of the golf car.
- Transient campsite golf car owners must notify the Main Office upon check-in that they are bringing their golf car into the campground. There is a \$2 per day charge fee for golf cars owners staying on a transient campsite between Easter and Labor Day. There is no charge for the sticker.
- Golf car operators are responsible for any damage to personal property or injury to individuals that result from accidents involving that golf car.
- Golf cars must be operated properly and safely and driven on roadways only.
- Do not drive golf car through campsites, on the beach, or in other restricted areas.
- Reckless driving, racing or horseplay will not be tolerated.
- Golf cars are not to be operated during quiet hours, 11:00 PM - 7:00 AM.
- Golf cars can carry a maximum of five people.
- Golf cars operating after sunset must have the lights turned on.
- Electric golf cars only. Gas-powered golf cars are not allowed.

GOLF CAR PENALTIES:

Privately owned golf car:

- First violation of a rule, reckless or underage driving: a \$50 fine will be levied against that site and documentation recorded in the camper's file.

Rental golf car:

- First violation of a rule, reckless or underage driving: the loss of privilege to rent or operate a car during that visit. The golf car is taken away from the person to whom it was rented immediately.

Second violation of a rule: will result in the loss of privilege to operate a golf car on the campground. The golf car must be placed back on the camping guest's trailer or into the golf car storage area.