

This rental agreement is entered into this _____ by and between the Guest hereinafter named, and Retreat Myrtle Beach, Inc. herein to as "Lessor." Lessor agrees to lease the within described real property to Guest on the terms and conditions contained herein.

This rental agreement is subject to the following terms:

1. **CHECK IN TIME** is between 4:00 and 6:00 pm Monday-Saturday or 2:00 – 5:00 pm on Sunday at 500 Main Street N. Myrtle Beach. Check out time is 10:00 am. Unauthorized late check outs will be charged an additional day rental. Check In at the Rental Office is mandatory prior to any member of the party entering or parking at the unit. Violation of this provision will result in Lessor having the option of canceling this rental agreement.
2. **CANCELLATIONS** Upon confirmation, the unit is off the market to anyone else – therefore, our cancellation policy is as follows: Cancellations made prior to 60 days before arrival date will be refunded in full less a \$50 cancellation fee. Cancellations made within 60 days prior to arrival will lose all monies paid. If the unit is re-rented, then a refund will be made in full less the \$50 cancellation fee.
3. **Balance** of rent and/or security deposit is printed on the rental contract. All payments of rent and security deposits must be made in cash, money order, certified check or credit card – VISA, DISCOVER OR MASTERCARD. Personal checks are only accepted prior to 30 days before arrival.
4. **Linens** are not provided, therefore, guest should bring all linens--sheets, towels, blankets, kitchen linens, paper goods, laundry & bath soaps and lawn chairs.

Your unit has: _____

1. **No rebates** of rent will be granted for malfunction or breakdown of appliances, air-conditioning, television sets, or other equipment supplied. Repairs will be made as soon as possible. Guest understand and agrees that Lessor may enter the rental unit at any time for the purpose of making needed repairs. We will attempt to give notice of entry.
2. Guest understands and agrees that he may not sublet the rental unit or assign this agreement without the written permission of Lessor. Violation of this provision can result in eviction.
3. Lessor shall not be liable for any injuries occurring in or on the rental unit property sustained by Guest, members of Guest family or any guest of Guest. Furthermore, Lessor shall not be liable for theft, vandalism or other damage occurring to personal property kept in the rental unit or on the grounds of the rental unit.
4. Appropriate refunds or credits will be given to Guest should guest be forced to evacuate the rental unit as a result of Hurricanes or other acts of God. Should the rental unit become damaged or become uninhabitable for any reason before Guest checks in. Lessor sole obligation to Guest shall be to refund any rents and security deposits paid by Guest.
5. The use of fireworks is illegal in the City of North Myrtle Beach. No fireworks are to be used on any portion of the property on which the rental unit is located. In addition, no fireworks are to be kept within the rental unit due to the fire hazard.
6. **All units are NON-SMOKING.** \$150 fine for smoking in unit. No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed. Should a Guest or guest of Guest be arrested for underage drinking at the rental unit property or should Lessor observe a Guest or guest of Guest under the age of 21 drinking alcoholic beverages, this rental agreement may be terminated and the Guests evicted at the option of the Lessor. **Illegal drug use is strictly prohibited. KEGS ARE NOT PERMITTED ON ANY PROPERTY AND WILL RESULT IN IMMEDIATE EVICTION.**
7. Under no circumstances is furniture, bedding, mattress pads, utensils or any other property supplied with the rental unit to be taken out of the rental unit. **PETS ARE NOT ALLOWED ON FURNITURE OR BEDDING.**
8. **Occupancy is limited to REGISTERED GUESTS ONLY.** Absolutely no overnight visitors are allowed, unless they are listed on the guest list. In the event this occurs your deposit may be forfeited by Lessor.
9. Excessive noise and/or loud stereos, television sets or musical instruments shall not be tolerated. Should a complaint be logged with the North Myrtle Beach Police Department, a one hundred dollar (\$100) fine shall be deducted from the security deposit for each complaint.
10. The following items must be complied with before check out or Guest shall forfeit his/her security deposit:
11. Floors, kitchen sinks, dishes, silverware, utensils and the stove/oven shall be left in a clean condition.
12. Refrigerator should be left clean and free of food.
13. Windows and doors must be left closed and locked with the air conditioner set to 70 degrees.
14. All trash and garbage cans must be emptied in dumpsters near the road and left clean.
15. All litter/pet waste must be picked up from the yard, front and back, and placed in the dumpsters.
16. Pool: Life guards are not provided. Swim at your own risk.
17. Guests can be evicted by non-compliance of rules & regulations stated above. Should Guest be evicted by Lessor, Guest forfeits all monies paid.

*****PLEASE READ, SIGN, COPY AND RETURN ENTIRE CONTRACT – COMPLETE GUEST LIST *****
DIRECTIONS TO OUR OFFICE AND YOUR UNIT MAY BE VIEWED ONLINE AT WWW.RETREATMYRTLEBEACH.COM

LESSOR

SIGNATURE OF NAME ON RESERVATION

JEANNE PULLUM
Retreat Myrtle Beach Representative

X _____

X E-MAIL _____

RENTAL PROP: _____ DATE: _____ RES: _____