



Vacation Rental Agreement
Ocean Keyes Unit #3425
601 Hillside Drive N.
North Myrtle Beach
South Carolina
29582

Guest Information

Name: _____

Street Address: _____

City: _____

State: _____

Zip Code: _____

Home phone: _____ Cell or office phone: _____

**** Please sign the vacation lease agreement and return with ½ of the total cost including the security deposit and the tax ****

Payment option: Check _____ or Credit Card [\$25 fee] _____ (a pay-pal invoice will be emailed to you)

1. **PROPERTY:** The real property described as: **Ocean Keyes Unit 3425, 601 Hillside Drive North, in North Myrtle Beach, SC, 29582** hereinafter referred to as the Property.

2. **TERM:** The occupancy term of this Agreement shall be from _____, arrival time to be 4:00PM or later to _____, departure time on or before 10:00AM. These times are strictly enforced as the cleaning staff needs this time to clean and prepare the condo.

Initial: _____

3. SECURITY DEPOSIT: A fully refundable Security Deposit of **\$350** (USD) is applied to all rental agreements and ½ is due at the time this agreement is mailed. This payment may be made by personal check. Guest shall pay a service charge of \$25 (USD) if Guest's bank returns a security deposit or rental payment check for insufficient funds or any other reason. The deposit is in addition to the rent and is fully refundable assuming no damage. The payments shall be payable and mailed to:

Gerard Leen
PO Box 52
River Edge, NJ 07661

4. RENT: Guest shall pay as rent for the Property, _____ (USD). The rent shall be payable to the owner according to the schedule described in the Payments section of this Agreement. RENTAL PAYMENT: ½ of the rental rate listed in section 4 is due with 7 days of the date the reservation is made and the other ½ at least 30 days prior to your arrival date. These payments are to be made by personal check., money order or credit card (paypal). If you are making a reservation less than 30 days before your arrival, we require payment in full immediately.

Cost breakdown:

Rent: _____
Deposit: _____
Sales Tax (11%) _____
Total Cost _____

5. KEYS & GATE ENTRANCE: The owner will provide keys, gate and trash compactor instructions, gate entrance code and instruction, once the rental payment is received in full.

6. TRANSFER: Guest agrees that this lease may not be assigned or sublet, even to a member of the leaseholder's family.

7. SECURITY DEPOSIT: Security Deposit less any charges for damages will be returned once the keys are returned to the owners. Written notice will be made if damages are charged against the damage deposit refund. Charges may include damage to the Property or missing items from the Property. If charges exceed Security/Damage Deposit, Guest agrees to pay all additional costs.

8. OCCUPANCY USE: Guest shall utilize the Property solely for vacation use and for no other purpose. This Property is near the beach; behaviors that disturb, injure, or interfere with the rights of the neighbors are not acceptable. **Registered guest above MUST be at least 25 years of age.** This requirement is strictly enforced.

OCCUPANCY: **Our Rental rate is for up to 8 people.** No overnight guests of Guests allowed.

PETS: **Pets are NOT allowed in or on the premises of the Property and Resort.**

SMOKING: **This Property is a NON-SMOKING property. Smoking is NOT allowed on the balcony either.**

RESORT RULES: Guests must adhere to all Resort rules and regulations. A copy of the rules and regulations will be is provided.

Initial: _____

GROUPS AND HOUSE PARTIES: WARNING-WE RENT TO FAMILIES AND RESPONSIBLE ADULTS ONLY. Please note that the minimum check-in age is 25. We do not rent to house parties and/or groups including but not limited to fraternity, high school graduation, spring break from high schools or colleges, or other non family groups to be determined at the sole discretion of GTL Properties LLC. Any violation will result in termination of rental agreement without refund including the security deposit.

EXTRAS: Televisions, DVD/VCRs, DVDs, Appliances, etc., herein called "extras", are supplied as a convenience for Guest use. In the event of a malfunction or breakdown of "extras", Owner or Owner's representative will have the "extra" repaired as quickly as practical. Guest agrees that there will be no refund for malfunction or breakdown of "extras". In the event of malfunction of any other appliance or feature, guest must notify Owner or Owner's Representative so repair of malfunction can be made. We will expedite repair, but no refund of rent will be made. See important numbers below.

OWNERS AREAS: Locked areas such as Owner's personal storage areas are exempt from this lease and are off limits to the Guest. Entry into these areas is cause for immediate eviction and Guest will be responsible for any damages or missing items.

9. ARRIVAL PROCEDURES: Guest agrees to inspect the Property upon arrival. A contents list will be provided for you to review. Please notify the owner of any damages or problems upon arrival. Our phone numbers are listed below.

10. BATH TOWELS AND BED LINENS: Bath towels and bed linens are provided for the Guests. **Linens for sofa bed (queen) and crib mattress are not provided.** Towels are to be used inside the condo only.

11. DEPARTURE PROCEDURES: The Property is to be left in a tidy state. All bed linens, towels and washcloths are to be placed in the master bath before departure. The dishes and cooking utensils are to be placed in the dishwasher and the dishwasher run before departure. Trash is to be removed and placed in the trash compactor nearest the unit. The cleaning service will arrive promptly after 10 AM to prepare the condo for the next guest.

12. INDEMNIFICATION: Guest will indemnify and hold harmless the Owner and the Owner's Representatives for any injuries, accident or otherwise, that may be incurred or suffered upon the premises by Guest and guests or anyone associated with Guest for any cause whatsoever during the term of this contract. Guest's personal property and vehicles are not insured by the Owner or the Owner's Representatives against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause.

13. ACCEPTANCE BY GUEST: The Guest has read the foregoing Lease Agreement prior to its execution and understands its terms and agrees to all the conditions. Breach of any term and condition shall result in immediate eviction and there will be no refund.

Initial: _____

Important Numbers

Owner: Gerard Leen

Cell 201-615-8379

Work: 201-391-4081

Home: 201-599-0418

Fax: 201-734-6144

Signatures:

Renter:

Print name: _____

Signature: _____

Date: _____

Landlord (owner):

Gerard Leen: _____

Date: _____