



3120 WACCAMAW BLVD · UNIT C
MYRTLE BEACH, SC 29579
OFFICE: 843-903-4278
FAX: 843-903-0987

Occupancy Agreement

Name: _____ (Guest)

Reservation # _____

This Agreement constitutes a contractual agreement between the Guest (Renter) and the Property Owner, represented by Hart Realty & Property Management, LLC. (Agent)

WHEREAS:

1. RENTS: Upon booking of unit, Renter will pay an initial \$200 Booking fee to be Paid in Full in order to book unit. ***NOTE: Booking fee will be applied as rent once balance of rent is Paid In Full.**

- i. Within 14 days of booking, Security Deposit MUST be Paid In Full in order to Secure unit. Failure to pay security deposit within 14 days will forfeit booking fee and unit will return back to available status.
- ii. All rents MUST be Paid In Full 60 days before reservation check-in date, to include a \$35 Reservation Fee, in order for unit to be booked and reserved for your stay.

***NOTE: No Partial Payments will be accepted.**

2. CHECK IN/ CHECK OUT: Check in time is No Earlier Than 4:00 p.m. on the day of your reservation start date and Check out time is No Later Than 10:00 a.m. on the day of your reservation end date.

***NOTE: A guest may request early check-in or late check out for a fee of \$50.00 per option.**

3. METHOD OF PAYMENT: Only the following means of payment are accepted for the following:

- i. Booking Fee: Money Orders, Cashier's Check, ACH Draft or Credit Card. Personal checks must be received 60 days prior to arrival date.
- ii. Security Deposits & Rent: Money Orders, Cashier's Check, ACH Draft or Personal Check. Personal checks must be received 60 days prior to arrival date.

4. CANCELLATION: If reservation is cancelled within the first 14 days of booking, booking fee will be forfeited. Once Security Deposit is paid, booking fee will be forfeited to include a \$50 administrative fee will be deducted from security deposit. If booking fee, security deposit and all rents are paid in full at the time of cancellation, all rents will be forfeited to include a \$50 administrative fee will be deducted from security. If unit is rebooked for same rental rate or greater and time, rents will be returned. If unit is re-rented for a lesser rate, renter will be responsible for balance of newly booked rate and previously booked rate and remainder of rent will be returned within 60 days of check out date.

5. SECURITY DEPOSIT: At the option of Agent, a damage deposit will be charged on all rentals. This deposit will be held until you have departed and the unit is inspected for damage or missing items. The deposit will be returned provided there is no damage to unit and no items are missing. All deposits will be refunded within 60 days of checkout.

6. SUBSTITUTION: In the event an owner elects to remove his/her unit from the rental program, comparable accommodations will be provided to the guest.

7. FURNISHINGS: Our units contain all furnishings required for normal living conditions. Each unit has basic cable. All units are individually owned and decorated in the owner's taste. Furnishings cannot be added nor replaced.

8. EXPENDABLE ITEMS: Expendable items such as soap, bathroom tissue, paper towels, cleaning products, etc are the responsibility of the guest. A rental service for linens, cribs, high chairs, inflatable beds, and strollers is available thru our office by advance reservation only.

9. PROHIBITED ITEMS: Patio or Deck grilling, fireworks, trailers or campers. Some units have limited parking and will not allow boats or trailers. (please ask).

10. CLEANING: Each unit is cleaned prior to your arrival and immediately following your departure. Should you want more frequent maid service, it can be provided at an additional fee. Please make this request prior to your arrival so that proper arrangements can be made. Renter will be charged a cleaning fee that will be assessed as rent.

11. UPON ARRIVAL: You should notify us immediately of any missing or inoperative furnishings or equipment. Occupancy by you and/or your party shall be conclusive evidence that the unit is in satisfactory condition and as represented. PLEASE DO NOT WAIT UNTIL YOU CHECKOUT TO MAKE US AWARE OF PROBLEMS. We cannot guarantee air-conditioning or appliances. There will be no refunds should they fail. We try to keep these units in good condition and should there be a malfunction we will work diligently to obtain immediate repairs.

12. ALL UNITS ARE NON-SMOKING: This is strictly enforced and charges will occur if there is a violation. Renter will be responsible for ALL charges that is deemed necessary by Agent to return unit back to its pre-existing due to smoking in unit.

13. NO HOUSE PARTIES: Occupancy WILL BE terminated immediately if “house party” is found to occur. Should a parent check into unit and later leave students, the students will be evicted and NO REFUND will be given.

14. NO PETS ALLOWED!

15. AFTER HOUR LOCK OUTS: There is a \$75.00 surcharge for all after hour lock-out calls. This charge must be paid upfront.

16. DEPARTURE REQUIREMENTS: Take out all trash, remove food items from cabinets, refrigerator/freezer. Wash dishes, pots, pans, etc., and return to cabinets. Remove all personal items. Should you be issued pool and/or parking passes, these items should be left at the unit on kitchen counter top or credit card on file will be charged for the replacement of such items. Vacate unit No Later Than 10:00 a.m. on check out date. Anyone at the unit after checkout time will be assessed a \$75.00 late departure fee.

YOUR SIGNATURE CERTIFIES: that you have read this contract, understand and agree to abide by it. YOUR SIGNATURE also certifies that you are at least 25 years of age and will be present at all times during your tenancy dates. If paying by credit card, YOUR SIGNATURE on this contract authorizes Hart Realty and Property Management, LLC to charge your rental expenses and damage deposits to your card in accordance with the agreement governing the use of said card.

By signing I am agreeing that I have read and accept all terms and conditions. Although every effort has been made for accuracy, Hart Realty & Property Management, LLC is not responsible for errors in this agreement. All descriptions and rates are subject to change and/or corrections without notice.

BY RENTER:

Print Name: _____

Signature _____

Date: _____

BY AGENT:

Print Name: _____

Signature: _____

Date: _____