

### **DEPOSIT RETURN TIPS!!!**

All units are rented with the expectation of being damage free. The group leader should report any visible damages within 24 hours of checkin to ensure that previous damages do not become their responsibility. Damages include beyond normal wear and tear; no linens or household items are missing; the home has not been smoked in; the number of overnight guest does not exceed the number stated on the contract; and all policies and conditions were followed.

**MAXIMUM OCCUPANCY:** Our statements indicate the maximum number each unit will accommodate, and occupancy is limited to that number.

**CANCELLATION POLICY:** 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.

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 will result in eviction.

Lessor shall not be liable for any injuries occurring in or on the rental unit property sustained by Guest, members of Guests 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 property.

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's sole obligation to Guest shall be to refund any rents and security deposits paid by Guest.

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.

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 Guests evicted at the option of the Lessor. Illegal drug use is strictly prohibited. **KEGS ARE NOT PERMITTED & WILL RESULT IN IMMEDIATE EVICTION.**

Under no circumstances are furniture, bedding, mattress pads, utensils or any other property supplied with the rental unit to be taken out of the rental unit. **STUDENT GROUPS ARE NOT PERMITTED TO BRING PETS – NO EXCEPTIONS.**

Occupancy is limited to **REGISTERED GUESTS ONLY**. Absolutely no overnight visitors are allowed. In the event this occurs your deposit may be forfeited.

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, one hundred dollars (\$100) fine shall be deducted from the security deposit for each complaint.

The following items must be complied with before checkout or Guest shall forfeit his/her security deposit:

- (a) Floors, kitchen sinks, dishes, silverware, utensils and stove/oven shall be left in a clean condition.
- (b) Refrigerator should be left clean and free of food
- (c) Windows and doors must be left closed and locked with the air conditioner on 70 degrees.
- (d) All trash and garbage cans must be emptied into dumpsites near the road and left clean.
- (e) All litter must be picked up from the yard, front and back, and placed in the dumpsite.

RETREAT MYRTLE BEACH  
500 MAIN STREET  
NORTH MYRTLE BEACH SC 29582

IMPORTANT  
STUDENT  
INFORMATION

1-800-645-3618  
MONDAY-THURSDAY 10AM - 6PM  
FRIDAY 10AM - 5PM

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GROUP LEADER IS RESPONSIBLE FOR RETURNING ENTIRE SIGNED CONTRACT AS SOON AS POSSIBLE. IT IS VERY IMPORTANT THAT YOU RETAIN A COPY OF EACH DOCUMENT BEFORE YOU SEND IT. IF YOU CHOOSE TO CUT THE GUEST LIST AND GUARANTOR FORM INTO INDIVIDUAL SLIPS FOR STUDENTS TO GET SIGNED - YOU MUST TAPE THEM BACK TOGETHER BEFORE MAILING TO OUR OFFICE - THEY WILL BE RETURNED IF MAILED TO US IN PIECES.

YOU WILL NOT BE PERMITTED TO CHECK IN IF THIS PAPERWORK IS NOT IN OUR OFFICE.

YOUR FIRST 50% PAYMENT IS DUE 90 DAYS PRIOR TO ARRIVAL DATE AND YOUR CONTRACT BALANCE WILL BE DUE 30 DAYS PRIOR TO CHECKIN. PAYMENT DATES ARE REFLECTED ON YOUR CONTRACT. PLEASE, ONLY ONE FORM OF PAYMENT. DO NOT SEND MULTIPLE CHECKS. WE ACCEPT VISA, MASTERCARD, CERTIFIED CHECKS OR MONEY ORDERS.

BRING SHEETS, BLANKET AND TOWELS. BED SIZES ARE PROVIDED ON YOUR CONTRACT. BEDS ARE EQUIPPED WITH MATTRESS PADS AND PILLOWS.

LINENS CAN BE RENTED AT A CHARGE OF \$20 PER BED, WHICH INCLUDES THE FITTED & FLAT SHEETS, PILLOW CASES, 4 TOWELS AND 2 WASH CLOTHS. ARRANGEMENTS MUST BE MADE IN ADVANCE.

LIGHT HOUSEKEEPING SUPPLIES ARE FURNISHED. YOU WILL NEED TO BRING EXTRA TRASH BAGS, TOILET PAPER AND TOILETRIES.

PARKING PASSES WILL BE GRANTED AS FOLLOWS: 1 PASS PER 4 PEOPLE. EXAMPLE: 12 PEOPLE = 3 PASSES, 3 PASSES EQUALS 3 CARS. SEAHOUSE VILLAS HAS A TWO CAR MAXIMUM PER UNIT.

IF YOUR GROUP IS UNABLE TO MAKE THE OFFICIAL CHECKIN TIME. PLEASE CALL IN ADVANCE SO WE CAN MAKE SPECIAL ARRANGEMENTS.

KEEP A COPY OF YOUR CONTRACTS FORMS  
BEFORE RETURNING THEM TO OFFICE

09-08