

STATE OF SOUTH CAROLINA, COUNTY OF HORRY GUEST LICENSE AGREEMENT

This rental agreement is entered into this __date__ 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 the provision will result in Lessor having the option of canceling this rental agreement.
2. CANCELLATIONS/CHANGES-Cancellations made prior to 60 days before arrival date will be refunded in full, less a \$50 cancellation fee for family groups and \$100 for student groups, as well as credit card fees. Cancellations made within 60 days prior to arrival, will lose all monies paid. If we re-rent the unit, a refund of all monies paid less the \$50/\$100 cancellation & credit card fee. There are no refunds for weather related incidents or other acts of God, within 60 days of arrival or during your stay. We strongly suggest buying the offered Travel Insurance to protect a refund of monies paid. Vacation Insurance is offered for protection and peace of mind. Changes to a reservation can be made once at no charge; \$50 per change after the first one. <https://retreatmb.rentalguardian.com/>
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—MASTERCARD—DISCOVER. 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: KING > QUEEN:< > DOUBLE: < > SINGLE/TWIN:< >

5. 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.
6. 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.
7. 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.
8. There are no refunds or credits given to Guest should guest be forced to evacuate the rental unit as a result of Hurricanes or other acts God.
9. 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.
10. 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.**
11. 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.**

INITIAL HERE: _____

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

- 12. 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.
- 13. CHAPERONES: where required, must be a parent. Chaperones must check in with group and are required to stay at unit during contracted dates.
- 14. The following items must be complied with before check out or Guest shall forfeit his/her security deposit:
 - a. Floors, kitchen sinks, dishes, silverware, utensils and the stove/oven shall be left in a clean condition. Dishwasher should be empty.
 - b. Refrigerator should be left clean and free of food.
 - c. Windows and doors must be left closed and locked with the air conditioner set to 70 degrees.
 - d. All trash and garbage cans must be emptied in dumpsters near the road and left clean.
 - e. All litter/pet waste must be picked up from the yard, front and back, and placed in the dumpsters.
- 15. Pool: Life guards are not provided. Swim at your own risk.
- 16. All guests below the age of twenty-one (21) must have a guarantor agreement signed by a parent or adult guardian.
- 17. Guests can be evicted by non-compliance of rules & regulations stated above. Should Guest be evicted by Lessor, Guest forfeits all monies paid.

Your signature below indicates you have read and understand the rules/regulations.

*Also, this signature indicates you have ****NOT PURCHASED**** Travel Insurance.*

LESSOR

SIGNATURE OF NAME ON RESERVATION

X_____

Retreat Myrtle Beach Representative

X-Email_____

RENTAL PROP:___<>_

DATE:___<>_

RES:___<>_