

STATE OF SOUTH CAROLINA, COUNTY OF HORRY Student Guest License Agreement

STUDENT GROUPS ARE NOT PERMITTED TO BRING PETS

THIS IS A TWO PAGE DOCUMENT THAT MUST BE SIGNED ON THE BOTTOM OF EACH PAGE BY THE GROUP LEADER. THE STUDENTS SIGNATURE ON THE GUEST LIST (INCLUDING GROUP LEADER) INDICATES THAT THEY HAVE READ AND UNDERSTAND THIS CONTRACT.

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 (depending on your checkin date) 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.

1. **CANCELLATIONS** Upon confirmation, the unit is off the market to anyone else – therefore, our cancellation policy is as follows: Cancellations made prior to 90 days before arrival date will be refunded in full less a \$100 cancellation fee and any credit card fees paid. Cancellations made within 90 days prior to arrival will have all monies held - if the unit is re-rented, then a refund will be made in full less the \$100 cancellation fee and any credit card fees paid.

1. **Balance** of rent and/or security deposit is printed on the rental contract. All payments of rent and security deposits must be made by personal check, money order, certified check or credit card VISA, DISCOVER, OR MASTERCARD. **Personal checks are only accepted prior to 30 days before arrival.**

Do not send multiple checks/money orders. The group leader is to collect all monies and send ONE check/money order. **Multiple forms of payments will be returned to sender.**

Payment dates are printed on the top sheet of your contract – no invoices will be sent.

1. **Linens** are not provided, therefore, guest should bring all linens--sheets, pillowcases, towels, blankets, kitchen linens, paper goods, laundry & bath soaps and lawn chairs.

Your unit has: _____

If you want to rent linen packages, they are \$28 per bed (including tax) and includes top sheet, bottom sheet, pillowcases, towels and washcloths. Arrangements to rent linen packages must be made 72 hours prior to arrival.

Beds will have mattress pads and pillows. You are NOT permitted to sleep on the mattress pads without sheets.

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 understands 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.

1. 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.

1. 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.

1. 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.

LESSOR

SIGNATURE OF GROUP LEADER

JEANNE PULLUM

Retreat Myrtle Beach Representative

NAME

RENTAL PROP: _____

DATE: _____

RES: _____

1. 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. **USE OF FIREWORKS ON THE PROPERTY WILL RESULT IN IMMEDIATE EVICTION.**

1. 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.**

1. 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.

1. Occupancy is limited to REGISTERED GUESTS ONLY. Absolutely no overnight visitors are allowed. Violation of this rule, may result in eviction. Occupancy is limited to stated maximum occupancy – no exceptions.

1. 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.

1. CHAPERONES: when required, MUST be a parent. Chaperones must check in with group and are required to stay at unit during contracted dates. Parent chaperones are not older cousins or friends, but a “parent” of someone staying at the unit. If your unit requires a chaperone, it will be noted on this contract. CHAPERONE REQUIRED: _____

- 1. The following items must be complied with before check out or Guest shall forfeit his/her security deposit:
- 2. Floors, kitchen sinks, dishes, silverware, utensils and the stove/oven shall be left in a clean condition.
- 3. Refrigerator should be left clean and free of food.
- 4. Windows and doors must be left closed and locked with the air conditioner set to 70 degrees.
- 5. All trash and garbage cans must be emptied in dumpsters near the road and left clean.
- 6. All trash must be picked up from the yard, front and back, and placed in the dumpsters. The decking is considered part of the yard and must be left clean.

ANY GROUP THAT JUST PICKS UP AND LEAVES, NOT MAKING AN ATTEMPT TO CLEAN THEIR UNIT, WILL LOSE THEIR FULL DEPOSIT.

1. Pool: Life guards are not provided. Swim at your own risk.

1. All guests not having completed a year of college or not having been graduated from high school for at least one year must have a guarantor agreement signed by a parent or adult guardian. It does not matter if a graduate is 18 – they still are required to have a signed guarantor agreement.

1. Light housekeeping supplies are furnished. You will need to bring extra trash bags, toilet paper and toiletries.

1. Parking passes are granted based on 1 car for each 4 of maximum occupancy. For example: Max Occ 12 would receive 3 parking passes. Exceptions to this formula will be noted on top sheet of contract.

1. Group Leader is responsible for returned all signed contract paperwork, as well as submitting payments by the payment due dates. **IT IS VERY IMPORTANT TO RETAIN A COPY OF ALL PAPERWORK FOR YOUR RECORDS.** If you choose to cut the guest list and guarantor agreement into signature blocks, you must tape them back together before submitting them to the office – an envelope of “pieces” will be returned and not accepted.

YOUR GROUP WILL NOT BE PERMITTED TO CHECKIN WITHOUT ALL PAPERWORK BEING RECEIVED AND RECORDED IN OUR OFFICE BY DUE DATE.

1. Guests can be evicted by non-compliance of rules & regulations stated above. Should Guest be evicted by Lessor, Guest **forfeits all monies paid.**

LESSOR

SIGNATURE OF GROUP LEADER

JEANNE PULLUM
Retreat Myrtle Beach Representative

NAME

RENTAL PROP: _____ DATE: _____ RES: _____