



Shore Life Rentals, LLC
Sea Watch Resort, Myrtle Beach, S.C. 29572
North Tower 1517, North Tower 1112

EXHIBIT "A"

RENTAL TERMS

Reservations and Payment Instructions:

1. Call (843) 212-7144 or email Jodi@ShoreLifeRentals.com to confirm availability.
2. To reserve the unit, the Rental Agreement and your reservation deposit (50% of the rental rate) are due within a week after you confirm your reservation via email. Personal checks, cashier's checks or money orders are accepted – **please do not send cash**. Credit cards are accepted with an additional 3.25% processing fee.
3. The remaining 50% of the rental rate plus a \$500 security deposit are due at least four weeks before your arrival date. Your welcome packet will be emailed upon receipt of final payment. The access code will be sent at noon on the day of your scheduled arrival. Parking passes will be in the condo upon your arrival.

Check-In: After 4:00 PM. When requested in advance and available, early check-in may be accommodated for an additional fee.

Check-out: By 10:00 AM. When requested in advance and available, late check-out may be accommodated for an additional fee.

Check-In Date and Minimum Stay: From June to August units are rented on a weekly basis from Saturday to Saturday. At most other times there is a four-night minimum stay.

Guests: To ensure the proper family vacation atmosphere, we only rent to families; married couples, and mature adults (25 years of age and older). Occupancy by more guests than stated in the Rental Agreement is prohibited and will result in forfeit of security deposit.

No Pets: Under no circumstances are pets of any type allowed in any of the units. Should a renter accompanied by a pet attempt to occupy the unit by any device, they will be immediately evicted and/or admittance refused and the Reservation Deposit, Rent and Security Deposit will be forfeited as liquidated damages. The person(s) will be responsible for any expenses, which may result, in addition to any right or remedy available by law. In other words, no pets please.

Linens and Towels: Upon your arrival, you will find fresh linens on the beds and clean towels for your stay. A laundry basket is provided for storing wet towels. Please bring your beach or pool towels as these are not supplied. Maid service will collect all bed and bath linens from the unit for cleaning upon your departure – please DO NOT place them in the linen chute.

Supplies: You may wish to either bring supplies or purchase them at the local stores that are conveniently located nearby. (soap, paper products, cleaning supplies, etc.)



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Non-Smoking Unit: This accommodation is a non-smoking unit. Therefore, we ask that you refrain from smoking within the condo and balconies. There is a designated smoking area on the ground floor.

Telephones: No toll or long-distance calls are to be placed unless they are collect or billed to your credit or calling card.

Condo Articles: Towels, blankets, furniture, pillows, television, etc. are NOT to be removed from the unit.

Parking: Up to two cars per unit are allowed. Parking permits will be in your unit upon arrival.

Security Deposit: A \$500 security deposit is required for all rentals. The security deposit will be immediately returned if the unit is free of damage, has acceptable inventory, is smoke free, and does not require excessive cleaning. Please pay this separately from your rental fee to allow for expedited return to you.

Departure Maid Service: We provide departure cleaning for you. We ask that you please clean all dishes and empty the trash. Please leave bed and bathroom linens in place for the maid service.

Cancellation Policy: Should you need to cancel, please call as soon as possible. We will provide a 100% refund if the unit is re-rented for the same period at the same rate.

Transfer of Reservation: No transfer or sublet of any reservation is permitted under any circumstances without written agreement from the owners.

Weather, Acts of God, and Other Events: In the event that there is a mandatory evacuation or inability to occupy the rented condo at Sea Watch Resort due to weather, act of God, fire, flood or other cause beyond the control and without the fault or negligence of the owners of the condo, the maximum liability for any claim, loss expense, or damage shall in no event exceed sum actually paid by the renter to the owner and owner will not be liable for incidental, special, consequential or indirect damages arising out of or in connection with this Rental Agreement.

Trailer and Motorcycles: Trailers & Motorcycles are not permitted on property from April through the end of September; during all other times we have a limited number of designated parking spaces specifically for trailers. Trailer & Motorcycle parking is based on a first come first serve basis and cannot be reserved.



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Rental Agreement

THIS AGREEMENT (the "Agreement") made this day of _____ (the "Date of Execution"), is between _____ ("Tenant") and Shore Life Rentals, an LLC company (hereinafter referred to as "Landlord").

By signing herein, Tenant is agreeing to the Rental Terms attached as Exhibit "A" to this Agreement. Landlord may change the Rules at any time upon thirty (30) days written notice to Tenant. Jurisdiction and venue for purposes of this Agreement shall be in Comanche County, Oklahoma. This Agreement may only be modified by agreement in writing between the parties.

This rental agreement and applicable deposit are due with one week after confirming availability. Please mail to:

Shore Life Rentals, LLC
ATTN: Jodi Pagnanelli
1551 Red Dale Rd
Orwigsburg, PA 17961

Guest Name:
Address:
City/State/Zip:

Telephone 1: () -
Telephone 2: () -
E-mail Address:

SeaWatch Unit: North Tower # _____
Arrival Date: //22
Departure Date: //22

Guests: _____
of Adults ___ # of Children ___

Payment:

- a. Condo Rental Rate: \$
- b. Taxes: \$
- c. Total: \$
- d. Due Now:
 - Reservation Deposit (1/2 of the Rental Rate): \$
- e. Due 4 weeks prior to arrival in **2 separate checks:**
 - Refundable Security deposit: \$500
 - Reservation balance: \$

I have read, understand, and will comply with the rental terms outlined herein as well as the rules of the Resort.

TENANT

SHORE LIFE RENTALS, LLC

Name:
Date:

By: Jodi Pagnanelli Title: Owner



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SeaWatch Resort Entry

Gate Pass

Arrival Date: _____

Tower: North Tower

Unit: 1112/1517

Your regular parking pass will be located in your unit to display in your vehicle until you check out. Thank you for choosing SeaWatch Resort!