



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

## EXHIBIT "A" RENTAL

### TERMS

**Reservations and Payment Instructions:** To reserve the unit, the Rental Agreement and your reservation deposit (50% of the rental rate) are due within a week of confirming your reservation. Payments methods are attached to the rental agreement. The remaining 50% of the rental rate plus the security deposit are due at least four weeks before your arrival date. Your access code will be sent at noon on the day of your scheduled arrival. Two parking passes will be in the condo upon your arrival.

**Check-In:** After 4:00 PM      **Check-out:** By 10:00 AM.

**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 the forfeit of security deposit.

**Linens and Towels:** Upon your arrival, you will find fresh linens on the beds and clean towels for your stay. Please bring your beach or pool towels as these are not supplied. Maid service will collect all bed and bath linens from the beds and bathroom(s) for cleaning upon your departure – please DO NOT place them in the linen chute.

**Supplies:** A starter pack of supplies is provided. You may wish to either bring or purchase additional items at the local stores that are conveniently located nearby. (shampoo, soap, paper products, etc.)

**No Pets:** Based on Sea Watch Resort policy, under no circumstances are pets of any type allowed in any of the units or on the property. 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.

**No Smoking:** Sea Watch Resort **does not allow smoking of any kind** in any condo, on the balconies, hallways, or stairwells. There is a designated smoking area on the ground floor. Thank you for your compliance with this policy so guests can enjoy a smoke-free environment.

**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:** Please do not remove any items from the condo: Linen, furniture, dishes, etc...

**Damage:** The guest is expected to take care of the property, the fixtures, and appliances. If there's any damage or missing items at checkout, the guest is liable to pay for replacement, except for reasonable wear and tear. Additionally, the need for non-routine departure cleaning will incur an additional fee.

**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.



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**Transfer of Reservation:** No transfer or sublet of any reservation is permitted.

**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 within one week after confirming availability. Payment options are attached.

Guest Name:

Address:

City/State/Zip:

Telephone 1: () -

Telephone 2: () -

E-mail Address:

SeaWatch Unit: North Tower 1517

Arrival Date: //26

Departure Date: //26

Guests: \_\_\_\_\_

# of Adults \_\_\_ # of Children \_\_\_

Age(s) of travelers: \_\_\_\_\_

Payment:

a. Condo Rental Rate: \$

b. Cleaning Fee: \$195

c. Taxes: \$

d. Total: \$

e. Due Now:

Reservation Deposit (1/2 of the Rental Rate): \$

f. Due 4 weeks prior to arrival:

Refundable Security deposit: \$0

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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Payment Source Options:

<p>Zelle <a href="mailto:Jodi@ShoreLifeRentals.com">Jodi@ShoreLifeRentals.com</a></p>  <p>Zelle®</p>	<p>Venmo @JodiPag</p> 
<p>PayPal: @JodiPag</p> 	<p>Square <a href="https://square.link/u/GATmGM6C">https://square.link/u/GATmGM6C</a></p> 



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## SeaWatch Resort Entry

# Gate Pass

**This pass is required to be shown for property entry from May to September.**  
**A digital copy is acceptable for the security officer.**

Arrival Date: \_\_\_\_\_

Tower: North Tower

Unit: 1517

Your regular parking pass will be in your condo to display in your vehicle until you check out and will also serve as your entry pass to the gate through the remainder of your stay.

Thank you for choosing Sea Watch Resort!