

Grand Atlantic Resort #1907
2007 South Ocean Blvd., Myrtle Beach, SC 29577

Guest Agreement

Reservations

The total rental amount is calculated by adding the 11% state and local taxes and \$150 departure cleaning fee to the rental rate. To secure your reservation, an advance payment of \$500.00 (non-summer rentals) or \$1,000.00 (summer rentals) via (non-corporate) Visa or MasterCard is required at the time of booking. The advance payment will be applied toward the rental amount. A reservation confirmation will be emailed to you upon receipt of the advance rental payment. The balance of the rental amount is due 30 days prior to your arrival date, which can be paid by check (written out to Nick Athens, 1842 Ebenezer Farm Circle, Marietta, GA 30066-4453 - no service charge) or credit card (subject to a 5% service charge). The advance payment is not a damage/security deposit, which is additional (see **Damage/Security Deposit** requirement below).

Damage/Security Deposit

A damage/security deposit of \$250.00 (by check only) is required, which must be received within thirty (30) calendar days prior to arrival, along with an executed copy of this Guest Agreement received within seven days of booking). The damage/security deposit does not apply toward rent, however, it is fully refundable within fifteen (15) calendar days of your departure provided the following **all** of the following provisions are met:

- a. No damage is done to the premises or its contents beyond normal wear and tear and there are no missing, broken, or malfunctioning items.
- b. **ALL** the Guest Agreement terms and conditions are completely abided by. Should there be damage, repair and/or replacement necessary beyond \$250.00, the excess amount will be charged to your credit card.
- c. The damage/security deposit may be delayed beyond 15 days if the repair/replacement can not be completed in that time frame.

Reservation Cancellation Policy

The rental amount you have submitted will be forfeited if you cancel your reservation. The condo cannot be sublet. If you have any concerns regarding this policy, we strongly encourage you to obtain travel insurance to protect against an event where you may need to cancel your reservation. You may check www.InsureMyTrip.com, a site at which you can compare travel insurance rates from several insurers.

Check-In Time

Check-In time is 4:00 pm. Please note the check-in time of 4:00 p.m. may be extended for special cleaning and maintenance. Please check your unit

thoroughly upon arrival. Every effort is made to see that your unit is cleaned and undamaged before your arrival. If this is not the case, please report any discrepancies immediately to insure that the problem is resolved and that you will not be held responsible.

Check-Out Time

Check-out time is 10:00 am. There are no refunds for early departures, shortened stays, or late arrivals (with the exception of Mandatory Evacuations, as detailed below). It is imperative that you check out by the designated time to allow cleaning and in consideration of the next family

House Rules

- a. We require that you respect this property and treat it as your own so that our family, and other families, can enjoy this property.
- b. Quiet hours are 10 pm to 9 am. Please respect your neighbors.
- c. Sand toys, sandals, sandy shoes must be left outside the door.
- d. Please minimize dripping or sandy bathing suits inside the unit.
- e. No damp clothing or sunscreen is allowed on any furniture.
- f. All dirty dishes/glasses/utensils, etc. must be placed in the dishwasher and cleaned upon your departure.
- g. Please wash as many dirty linens and towels as possible prior to departure.

No Smoking

Smoking is strictly prohibited inside the unit or on the balcony. Your damage deposit will be forfeited and you will incur an additional charge for carpet cleaning and deodorizing if any evidence of smoking is found.

No Pets

Absolutely no pets are allowed. If evidence of a pet(s) is found in the unit, you will be asked to vacate immediately with no refund of rent or damage deposit. Your damage deposit will be forfeited and you will incur an additional charge for carpet cleaning, deodorizing and/or "flea bombing."

Mandatory Evacuation

A hurricane must be named by the National Weather Service and a mandatory evacuation for Myrtle Beach issued in order for you to be refunded for early departure. If this should be the case, a pro-rated amount will be refunded.

Parking

Covered parking is available onsite. There is an allocation for three parking passes will be issued (two for the parking garage and one for the lot located across the street).

Age Requirements

We rent to families and responsible adults and do not rent to vacationing students or singles under 25 years of age. Any violators will be evicted with

forfeiture of all monies (rent and damage deposit). Any reservation obtained under false pretense will be subject to forfeiture of all rents and damage/security deposit.

Miscellaneous Requirements

Please report any damage or maintenance/repair issues during your stay so that we may make arrangements for repairs/maintenance. Repairs to appliances, TVs and electronics, A/C units, etc. will be made as soon as possible. There are no refunds or adjustments should any such failure occurs. The owner or an agent of owner may enter the premises for routine maintenance or to make repairs. Parties and underage drinking are not tolerated. If we are made aware of underage drinking, parties and/or if the onsite security or police are called to this unit for any type of disturbance, all occupants will be immediately evicted from the premises and your damage/security deposit and entire rental amount will be forfeited. Grilling on the balcony and fireworks are prohibited by local law.

Contact Numbers

We can be reached at (770) 842-8095 (Nick cell) or (770) 842-8094 (Tina cell).

This executed Guest Agreement must be returned within 7 days of booking the reservation to validate and complete the reservation. Execution of this agreement acknowledges that you understand and accept the terms and conditions of this Guest Agreement.

Please fax this agreement in its entirety (i.e. all pages) to 678.384.7169.

I acknowledge that I am the responsible party for all members (and any affiliates) of our party and will ensure our adherence to all the terms, conditions, and requirements contained in this Guest Agreement and agree to assume full responsibility for the actions of all occupants.

(Signature of Responsible Party)

(Today's Date)

(Printed Name, Address and Telephone Number of Responsible Party)



Rental Dates _____

GUEST LIST

LIST ALL GUESTS (PLEASE MARK "A" FOR ADULT & "C" FOR CHILD)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____