

# **Grand Atlantic Resort #1907 – Myrtle Beach, SC**

## **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 (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 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**

A minimum cancellation fee of fifty percent (50%) of the total rental amount will be charged if you cancel your reservation. If the unit is not re-rented for the canceled period, the entire rental payment will be forfeited. If the unit is re-rented, a 50% (of the total rental amount) cancellation fee and any difference in the rental rate (if any), will be refunded upon receipt of the full rent payment from the new tenant. The condo cannot be sublet.

### **Check-In Time**

Check-In time is 4:00 pm or as soon as your rental property has been cleaned or inspected. 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.

### **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. 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, violators 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), (770) 842-8094 (Tina cell), or (888) 432-6822 ext. 101 (office).

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 mail this agreement in its entirety (i.e. all pages) to (or fax to 678.384.7169):

Nick Athens  
105 Weatherstone Drive, Suite 610  
Woodstock, GA 30188

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)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Rental Dates \_\_\_\_\_

**GUEST LIST**

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

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