
THE COASTAL RETREAT AT MYRTLEWOOD

Short-Term Vacation Rental Agreement

Magnolia Place • Myrtle Beach, South Carolina

Hosted by Jaimie

This Short-Term Vacation Rental Agreement (the "Agreement") is entered into by and between the Owner and the Guest named below. By signing this Agreement or making any payment toward the reservation, Guest acknowledges that they have read, understood, and agree to be bound by all terms and conditions set forth herein, as well as the Magnolia Place Property Owners Association Rules & Regulations.

1. PARTIES

Owner / Host: _____

Guest Name: _____

Guest Email: _____ Phone: _____

2. PROPERTY

The property subject to this Agreement is the privately owned condominium unit known as **The Coastal Retreat at Myrtlewood**, located at **4627 Wild Iris Dr, Myrtle Beach, SC 29577**, within the Magnolia Place community (the "Property"). The Property is a top-floor unit featuring vaulted ceilings, an open-concept living area, fully equipped kitchen, private balcony with golf course views, in-unit washer/dryer, and access to community amenities including pools and golf (subject to Magnolia Place rules).

3. RENTAL PERIOD AND ACCESS

Check-In Date: _____ Check-Out Date: _____

Number of Nights: _____ Booking / Inquiry Reference: _____

Check-In: After 4:00 PM on the Check-In Date. Early check-in is available upon request and subject to availability (please contact the host at least 48 hours in advance).

Check-Out: By **10:00 AM** on the Check-Out Date. Late check-out may be available upon request and may incur an additional fee.

Access is provided via contact-free methods (lockbox, keypad, or smart lock code) to be communicated prior to arrival. Guest agrees to return all keys, fobs, wristbands, and access devices at check-out or be charged for replacement.

4. OCCUPANCY

Maximum Occupancy: Six (6) persons total, including adults and children. No additional overnight guests are permitted without prior written consent from Owner. Exceeding the maximum occupancy constitutes a material breach of this Agreement.

5. RENTAL FEES, DEPOSIT, AND PAYMENT

Total Rental Amount: \$ _____ (includes applicable taxes and fees as quoted)

Deposit Amount: \$ _____ (due at time of booking)

A deposit may be required at the time of booking. The amount and payment schedule will be provided in the booking confirmation. All applicable South Carolina state sales tax (currently 7%) and Horry County local accommodations tax (currently 6%) will be included in the final quote.

6. CANCELLATION AND REFUND POLICY

All cancellation requests must be submitted in writing via email to the host. The date the email is received determines the applicable refund tier. Refunds (when applicable) are processed within 7–10 business days.

Cancellation Refund Tiers (based on notice period before scheduled check-in):

- **30 or more days** before check-in: Full refund of any deposit paid
- **14–29 days** before check-in: 50% refund of any deposit paid
- **Fewer than 14 days** before check-in: No refund

Owner reserves the right to cancel this Agreement and retain all amounts paid in the event of a material breach by Guest (including violation of occupancy limits, pet policy, quiet hours, or HOA Rules). Modifications to dates or guest count are subject to availability and may result in rate adjustments.

7. PETS AND SERVICE ANIMALS

Pets are not permitted in the unit or on the property grounds. This is a pet-free property.

Service Animals: Service animals are accommodated in accordance with the Americans with Disabilities Act (ADA). Guests requiring a service animal must notify the host in advance and provide appropriate documentation upon request. Emotional support animals that do not qualify as service animals under the ADA are not permitted.

Any violation of this pet policy may result in immediate termination of the rental, forfeiture of all amounts paid, and responsibility for any resulting damages or extra cleaning costs.

8. HOUSE RULES AND COMPLIANCE WITH MAGNOLIA PLACE RULES

The Property is located within the **Magnolia Place** condominium community and is subject to its Rules & Regulations (the “HOA Rules”). Guest acknowledges that the Booking Policies provided by the host (including house rules, cancellation terms, and check-in/out procedures) form part of this Agreement. A current copy of the full Booking Policies and HOA Rules has been or will be provided. Guest agrees to comply with both in full. Violations may result in fines levied against the Owner’s account (which Guest agrees to reimburse), loss of amenity access, and/or early termination of this rental.

Key House Rules (Summary – Full HOA Rules Apply):

- **Quiet Hours:** Quiet time is from **10:00 PM until 8:00 AM daily**. Excessive noise, loud music, televisions, or disruptive activity is prohibited during these hours. Washing machines, dishwashers, and vacuums should not be run during quiet hours.
- **No Parties or Large Gatherings:** Events or parties that generate excessive noise, overcrowd the unit or common areas, or involve disruptive behavior are strictly prohibited. Large or disruptive gatherings (especially during quiet hours) may result in immediate police involvement and a minimum \$300 penalty charged to the Owner (reimbursable by Guest).
- **Smoking / Vaping:** Smoking of any kind (including e-cigarettes and vaporizers) is strictly prohibited inside the unit. A designated outdoor smoking area is available on the balcony.
- **Parking:** One designated parking space is included with your stay. Additional vehicles should use the guest overflow parking as posted on-site. Please follow all posted parking rules. No golf carts, motorcycles, RVs, or trailers are permitted.
- **Balcony / Patio:** Nothing may be thrown, dropped, or swept off the balcony. Nothing may be placed on, draped over, or hung from railings. Grills (including electric) are prohibited on the balcony. Patios must be kept neat. Trash may not be left on the balcony.
- **Pool Rules:** There are six community pools. Guest must comply with all posted pool rules, including wristband/fob requirements, no glass or food inside the enclosure, proper swim attire, adult supervision of children, and no running or diving. Use of pools is at Guest’s own risk. Owner is responsible for providing required wristbands/fobs.

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- **Departure Expectations:** Upon check-out, Guest shall: wash and put away all dishes and cookware; remove all trash and recyclables to the appropriate dumpsters; strip used linens if requested; return all furniture and items to their original positions; and leave the Property in the same clean and orderly condition as found. Excessive cleaning required due to Guest's failure to comply will be charged to Guest.
 - **General Conduct:** Guest and all occupants shall conduct themselves in a manner that does not disturb neighbors or violate any HOA Rules. Children must be supervised at all times in common areas. No fireworks, no feeding wildlife, and no personal items left in hallways or common areas.

Full HOA Rules: Guest acknowledges that the above is only a summary of key rules. The complete Magnolia Place Rules & Regulations (including violation and fine policies) have been or will be provided as a separate document. Guest agrees to read and abide by them.

9. CARE OF PROPERTY AND DAMAGES

Guest agrees to take reasonable care of the Property and its contents. Guest shall be responsible for, and shall promptly reimburse Owner for, any damage to the Property, furnishings, appliances, or common areas caused by Guest or Guest's invitees, beyond normal wear and tear. This includes but is not limited to damage from excessive cleaning needs, stains, broken items, or HOA fines resulting from Guest conduct. Owner reserves the right to deduct such amounts from any amounts held or to charge Guest's provided payment method.

10. LIABILITY, INDEMNIFICATION, AND INSURANCE

Guest uses the Property and all amenities at their own risk. Owner shall not be liable for any injury, loss, or damage to Guest or Guest's property, except to the extent caused by Owner's gross negligence or willful misconduct. Guest agrees to indemnify and hold harmless Owner from and against any claims, damages, losses, or expenses (including reasonable attorneys' fees) arising out of or related to Guest's use of the Property or breach of this Agreement. Owner strongly recommends that Guest obtain appropriate travel or renter's insurance.

11. TERMINATION AND REMEDIES

Owner may terminate this Agreement and require immediate vacation of the Property upon material breach by Guest, including but not limited to violation of the no-animal policy, exceeding occupancy, disruptive behavior, violation of quiet hours or HOA Rules, or illegal activity. In such event, Guest forfeits all amounts paid and shall have no claim for refund or damages. Owner reserves all rights and remedies available under South Carolina law.

12. GENERAL PROVISIONS

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations or representations. It may be amended only in writing signed by both parties. If any provision is held unenforceable, the remainder shall continue in full force. This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina. Electronic signatures and acceptance (including by payment or taking possession) are valid and enforceable under the South Carolina Vacation Rental Act.

ELECTRONIC SIGNATURE & ACCEPTANCE

This Agreement will be executed electronically through DocuSeal (or an equivalent e-signature platform). By applying your electronic signature, you acknowledge that you have read, understand, and agree to all terms and conditions of this Agreement, including the Booking Policies and Magnolia Place HOA Rules. Electronic signatures are legally binding under the South Carolina Uniform Electronic Transactions Act.

GUEST

Guest Name (printed): _____

Signature: _____

Date: _____

This is a template agreement. Owner recommends that Guest retain a copy for their records. Owner reserves the right to update this template.

The version in effect at the time of booking shall govern.

Document prepared for The Coastal Retreat at Myrtlewood • Hosted by Jaimie • Magnolia Place, Myrtle Beach, SC