

[[OfficeLogoPath]]
Seaside Vacations
501 Main Street - North Myrtle Beach, SC 29582
843-280-2063 Toll Free: 800-661-5511
Confirmation Lease Agreement

[[TodayLong]]

Dear [[pc_first%%Tenant First Name]] [[pc_last%%Tenant Last Name]] [[Cotenant%%Folio: Cotenant]],

Thank you for choosing Seaside Vacations! Listed below you will find the details for your reservation at: **[[pr_name%%Prop: Name]]**. You will need to electronically sign this confirmation lease and submit below to our office immediately upon receipt of this confirmation (within 24 hours). Please be sure to review optional services indicated below in addition to the signature line agreeing to the terms and conditions. Your check-in location is **501 Main Street, North Myrtle Beach, SC 29582**. If you are planning to arrive after business hours, please contact us for late check-in instructions.

Here are the details of your reservation

Check-in Time: 3:00pm to 5:00pm **(PLEASE SEE EXPLANATION BELOW)**

Check-out Time: 10:00am

Folio Number : [[l_leaseid%%Folio: Folio #]]

Arrival Date: [[l_strdateinshort%%Folio: Arrival Date]]

Departure Date: [[l_strdateoutshort%%Folio: Dep. Date]]

Property and Location: [[pr_name%%Prop: Name]], [[pr_street%%Prop: Street]], [[pr_city%%Prop: City]], [[pr_state%%Prop: State]] [[pr_zip%%Prop: Zip]]

Property Description: [[a291%%Property: Property Description]]

Please provide number of Guests:

Adults:[[l_num_adult%%Folio: #Adults]]

Children:[[l_num_child%%Folio: #children]]

[[A_tenant_invoices%%Pmt: All Tenant Invoices & Payments]]

Amount Due By [[y_duedate1%%Pmt: Pmt 1 due date]]: \$[[y_1%%Pmt: Pmt 1\$]] *(less any payments listed above)*

Final Payment Due By [[y_duedatefinal%%Pmt: Pmt final duedate]]: [[y_final%%Pmt: Pmt final\$]]

For your added convenience, you can make a payment online at anytime:

Click on Guest Login page: <https://seasidevacations.tenantnetworks.com>

Log in to your account using your e-mail address and your Guest ID below:

Login ID - [[pc_email%%Tenant Email]]

Password - [[pc_tenantid%%Tenant ID]]

If you have a credit card on file, your final balance will automatically be charged 30 days prior to arrival UNLESS you notify us. Seaside Vacations is not responsible for overdraft or credit card fees.

Optional Services

Travel Insurance: Red Sky Travel Insurance is automatically added to the first advance rent payment due amount. Insurance is strongly recommended to cover situations from which you may not recover your vacation financial investment due to illness, accident, mandatory evacuation, and other Acts of God, etc. Unfortunately, if you do not choose to purchase travel insurance, no refunds, reschedules, or other consideration will be given in the event of unforeseeable cancellations including hurricane evacuations. Travel Insurance can be added to your reservation until the final payment is made. Travel Insurance may not be added once a guest has begun the trip. More information can be found on our website or by calling Red Sky Travel Insurance at 866-889-7409.

[[s_TravellInsurance%%s_TravellInsurance]] **YES, I wish to accept and purchase travel insurance**

[[n_TravellInsurance%%n_TravellInsurance]] **NO, I do NOT wish to purchase travel insurance and would like it removed from my reservation**

LINENS: IF YOU HAVE RENTED A CONDOMINIUM, LINENS ARE INCLUDED. PLEASE DISREGARD THE BELOW OPTION.

Linen Service for HOUSES Only: NO LINENS ARE PROVIDED FOR HOUSE RENTALS - You may bring your own OR rent a linen bundle from Seaside Vacations for an additional charge. Please indicate if you would like to purchase or decline the linen package. You can add the linen package to your reservation until you make your final payment.

[[y_Linen%%y_Linen]] You have PURCHASED linen service (All condo rentals have linens provided at no additional cost)

[[n_Linen%%n_Linen]] You have DECLINED linen service (All condo rentals have linens provided at no additional cost)

COVID-19 Update for our Guests:

Thank you so much for choosing Seaside Vacations to provide you with your much needed vacation. If you need assistance during your stay, please call 800-661-5511 or email reservations@seasidevacations.com . We have listed some important items that might be helpful during your stay.

SAFE & EASY CHECK IN PROCESS: On your arrival day, you will receive a text alerting you when your vacation rental is ready for you to check in. We ask that you proceed to our office at that time. We will have a check in package ready for you which will include keys/entry instructions, amenity passes, wifi instructions, driving directions from our office to your rental location and any other important information required for your stay. We ask that just one person for each reservation come to our front door. From the front door there will be visible viewing opportunity and when the check in station is not occupied by another person, we ask that you enter to receive your check in package (there will be directional signs to assist you). Our office/staff members will be following recommended guidelines in order to keep this process safe. **All late check-ins must make prior arrangements with our office in order to pick up keys after office hours. A copy of your drivers' license must be on file before lock box can be accessed. A Seaside Vacations representative may reach out to you the day after check in to make sure you are settled in and everything is satisfactory. If you are arriving after office hours, please be sure to arrange for an 'after hours check-in procedure'**

HELPFUL INFORMATION: If you have rented a condominium/townhouse/villa, please be aware that the on-site property management (HOA management companies) will be providing extra cleaning processes to all common areas including elevators, lobbies and amenities. An announcement was made the pools and common areas would be able to open as of May 18, 2020. This does NOT mean that every property will open all amenities. Seaside Vacations cannot guarantee the use of these amenities, it is possible that you will not have access to all building/property amenities. **There is also the possibility that some pools will be open but guests will be expected to bring their own chairs as the 'building management' will not supply pool furniture.** Seaside Vacations will not be providing any refunds as a result of any unavailable amenities.

The housekeeping staff at Seaside Vacations are following CDC guidelines and using EPA approved cleaning products to provide you with cleaning services using extra sanitizing and disinfecting processes. We understand that you might be planning to do some sanitizing on your own upon arrival. We would encourage you to bring supplies for this process. While our stores are very well stocked, some of these types of items are not always available. Please remember that we only provide a 'welcome package' and it contains limited amount of supplies, so you might also consider bringing toilet paper, paper towels, dish soap, trash bags.

This is a list of North Myrtle Beach restaurants which provides very current information regarding limited indoor, delivery and curbside carryout: https://www.myhorrynews.com/coronavirus/directory/north_myrtle_beach/

2W We would like for everyone who visits to participate in the CDCs recommended requirements and the most up to date information is provided here: <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/prevention.html>

If you require medical services while you are here, consider utilizing the telehealth service available through McLeod Health (our local hospital system) at <https://www.mcleodhealth.org/services/care/telehealth/>. Enter code COVID19 for free COVID19 screening. If you test positive while you are staying with us, it is important that you let us know. Those who have tested positive prior to arrival but who have not yet completed a 14 day quarantine or other directives received from medical professionals should not travel to our area.

Our city welcomes you to one of the greatest vacation spots in the USA. Please be respectful of our residents who live here while you are visiting. Stay informed of our local ordinances and follow the local laws so that everyone can enjoy our wonderful area.

Terms and Conditions

Cancellation Policy:

Your deposit, which constitutes approximately one half of your balance is for the rental unit and period listed on the front of this Confirmation/Lease. This deposit will be applied to the total rent. To receive a refund, cancellation must be received 60 Days prior to your arrival. A \$100.00 service and handling charge will apply. If cancellation is received less than 60 days from arrival you understand that the deposit will not be refunded unless the rental unit is re-rented at the same rate for the same period. You further understand that if the unit is re-rented, your deposit will be refunded less a \$100.00 service and handling charge and the travelers insurance premium if purchased.

Travel Insurance/Security Deposits:

Seaside Vacations has contracted with Red Sky Travel Insurance in order to offer [Travel Protection Insurance](#) to our guests. Your Lease Agreement will include this optional coverage, which will cost only 6.95% of your total rental amount. The insurance coverage not only protects your vacation investment against hurricanes, but also covers other unanticipated circumstances which could cause cancellation/interruption of your trip. Please refer to the policy for exact coverage.

As part of your stay you may purchase a [Security Deposit Protection](#) plan designed to cover unintentional damages to the rental unit interior that occur during your stay. If purchased, the policy will pay a maximum benefit of \$1500. Any damages that exceed \$1500 will be charged to the credit card on file. If, during your stay at one of our Rental Properties, an Insured Person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of the repair or replacement of such property up to a maximum benefit of \$1500. Certain terms and conditions apply. Full details of the Security Deposit Protection coverage are contained in the Certificate of Insurance or Insurance Policy. The Security Deposit Protection plan can be purchased at \$55 per rental up to, and including at, the time of final payment. By submitting payment for this plan, you authorize and request Red Sky Travel Insurance and Insurance Services to pay directly Seaside Vacations any amount

payable under the terms and conditions of the Security Deposit Protection. If you do NOT purchase a Security Deposit Protection plan, the security deposit will be paid in full when making your final payment and returned via check or credit card within 4 weeks after your departure. Furthermore, Seaside Vacations reserves the right to a charge of \$100.00 per person security deposit. Such right is solely at the discretion of Seaside Vacations and shall be paid at the time of check-in.

You will agree to the following regulations:

1. To clean up unit prior to departure. This includes emptying trash, placing dishes in dishwasher and starting and placing all dirty linens in bathtub. An additional cleaning fee is charged to all guests renting houses. This fee is included in your rental charges.
2. To take full financial responsibility for any damages, caused by any member of your party, accidental or not, to the premises and/or common areas and to pay for the repair of same to the satisfaction of the owner.
3. To return all keys, pool passes, etc. to Seaside Vacations office upon departure.
4. Pets are **NOT** allowed under any circumstances and occupancy can be refused and/or terminated without any refunds.
(designated pet-friendly properties excluded)
5. Seaside Vacations rents to families only. If a family is misrepresented or a house party is found occupying a rental unit, occupancy will be terminated without any refunds. **Spring break/ graduation groups & parties, wedding receptions are NOT ALLOWED.**
You must be at least 25 years old to rent from any property.
6. The number in a rental party may not exceed the number of people the unit sleeps. This does not include children in cribs.
7. Seaside Vacations and/or the owner cannot be responsible for any items left in the unit. Fees apply for retrieving/shipping items.
8. **Furnishings may not be moved or relocated.** Charges can be incurred. Please leave property as you found it.
9. Not all units have landlines. Long Distance and/or information calls must be placed through the operator as collect or calling card calls.
If not, a \$5.00 per call charge will be added to any toll charges.
10. The discharge of **Fireworks** is unlawful in all areas of North Myrtle Beach, including the beach. Besides civil penalties, occupancy of rental unit will be immediately terminated without any refund.
11. Towels, bathing suits and any other items shall not be hung from any balcony railings.
12. The feeding of birds from a balcony is prohibited.
13. The use of any BAR-B-Q grills is prohibited anywhere on the property, unless such area is provided by the complex you are renting.
14. Campers, trailers, motor homes, motorcycles are not allowed to be parked in parking lots.
15. **CONDOMINIUM RENTAL PROPERTIES: Parking is limited to two (2) cars for 1, 2, and 3 bedroom rentals. SOME four bedroom rentals have three (3) parking spaces.** If you have special parking needs, please check with our staff.
16. **HOUSE RENTALS: Some house rentals have limited parking spaces (depending on the property size).**
17. As these are privately owned units, furnishings and equipment are subject to change without notice.

18. There will be no refund of any kind due to mechanical failure of non-essential items such as air conditioner, TV, Internet, dishwasher, microwave, washer/dryer, or other luxury items. Seaside Vacations attempts to keep everything in your rental property in good working condition, but should any failure occur, we will make every effort to correct the issue promptly.
19. Seaside Vacations reserves the right to make changes, corrections and additions to literature and rates without previous notification.
20. All rules and regulations of the reserved rental property will be adhered to and followed.
21. As the owner of rental deposit funds, any interest benefits of these funds which accrue in an interest bearing account will be paid to Seaside Vacations.
22. All reservations will require a processing fee (amount depends on the property).
23. **Your check-in location is at 501 Main Street, North Myrtle Beach. PLEASE NOTE the check-in process begins at 3:00PM. Upon completion of housekeeping services, your rental will be released to you SOMETIME between 3:00PM and 5:00PM. PLEASE UNDERSTAND THAT WE CANNOT GUARANTEE THAT YOUR RENTAL WILL BE AVAILABLE AT 3:00PM. Prior arrangements must be made for check-in if arrival will be after 5:00PM.**
24. Check-out MUST occur before 10:00AM. There is a \$5.00 fee for each key not returned to the office by 10:00AM.
25. This year's guests have the first option for the same week/same property next year. If not reserved for the next year, it will be available the Monday after the current guest checks out.

Contract Addendum if any, listed below(if blank, none):

[[provisions%%Folio: Provisions]]

MISCELLANEOUS: You agree and have verified that for the purpose of this vacation rental agreement that Your confirmation number shall serve as Your unique signature and to be bound by same and in the same manner as if You had otherwise ordinarily executed the document. This Agreement, together with the attachments referenced herein and attached hereto, constitutes the entire agreement between the parties relating to the subject matter hereof, and supersedes all prior written oral negotiations, representations, or agreements. No modifications of this Agreement shall be binding on either party unless it is in writing signed by both parties. Each section, subsection or paragraph of this Agreement shall be deemed severable and if for any reason any portion of this Agreement is unenforceable, invalid or contrary to any existing or future law, such unenforceability or invalidity shall not affect the applicability or validity of any other portion of this Agreement. For all purposes, hereunder, facsimile or electronic signatures shall be deemed to be originals and such signatures shall be given the same effect as would an original signature. THE PARTIES ACKNOWLEDGE THAT THEY HAVE READ THIS AGREEMENT, UNDERSTAND IT, AND AGREE TO BE BOUND BY ITS TERMS AND CONDITIONS, INCLUDING THE CANCELLATION POLICY.

Signature:[T_SIG_1]

Date:[T_SIG_2]

Email:[T_SIG_3]

Signature X: _____

[[pc_first%%Tenant First Name]] [[pc_last%%Tenant Last Name]] [[Cotenant%%Folio: Cotenant]] [[l_leaseid%%Folio: Folio #]]