

Responsibility Form & Rental Agreement

Date: _____

I, _____, and all other parties to the Rental Agreement for the property covered by this Agreement am jointly and severally liable for myself, the guests, invitees and the visitors of (Property Name) between arrival date: _____ and departure date: _____, I hereby release and hold harmless Myrtle Beach Tours, Inc., affiliates thereof, and Monroe Glass Baldwin, III from any and all liability for personal injury or loss of personal property during stay.

During certain weeks, Myrtle Beach Tours requires wristbands to be worn by the student group members. One wristband will be assigned to each guest registered online. Occupancy will be limited to registered wristband holders only. Wristband occupancy violations will result in penalties and/or eviction.

I understand that Myrtle Beach Tours, Inc. acts as agent in the procurement of student housing only and will not be held responsible for any actions of the tenants, their invitees, or guests.

I understand that Myrtle Beach Tours, Inc. does not condone underage alcohol consumption, house parties, or any disturbances of any nature. Furthermore, I understand that if the North Myrtle Beach Police Department is called to my unit, for any reason, I may be asked to vacate without refund of rent or damage/cleaning deposit. Said request to vacate is solely at the discretion of Myrtle Beach Tours, Inc.

Cancellations: I understand that individual payments made to Myrtle Beach Tours, Inc. are non-refundable and that in the event someone must cancel, that person is responsible for selling their spot to another for unfilled spots. In the event an entire group must cancel, all payments will be refunded if the unit is re-rented for the same time. In the event of a cancellation Myrtle Beach Tours, Inc. will attempt to mitigate its losses by re-renting same unit. If the unit cannot be re-rented then I can be held responsible for all charges due under this agreement. There is a \$250 charge for this cancellation that will be deducted from the refund.

Beach Houses / Town Houses: I understand that Myrtle Beach Tours, Inc. offers Youth dorm style housing with bunk beds and that linens are not provided.

Condos: I understand that condominiums are available with more amenities and luxuries at higher price and that linens are not provided. I understand that all of the condos have a zero tolerance policy which does not allow drinking, smoking or visitors after 9 p.m. Additionally; I understand that all condo rules must be observed.

Cleaning: Cleaning service is not covered in the rental amount. It is the responsibility of the guest to leave the unit in ready and acceptable condition for the next guest. It is the guest's responsibility to procure cleaning supplies. I understand that failure to leave the unit in ready and acceptable condition will result in deposit loss.

Damage/Cleaning Deposits: I understand that I am responsible for any damage caused by group members, guests, invitees, visitors, and myself. Violations thereof will result in loss of damage/cleaning deposit and possible eviction. I understand that a Damage/Cleaning deposit will be due at check-in in the form of cashier's check. I understand that money withheld from damage/cleaning deposits will be used for the rehabilitation of my unit upon the group's departure. Additional monies may be required to cover cleaning and/or damages as warranted.

Student Group Clause: I understand that for my damage/cleaning deposit to be returned, a self addressed, stamped envelope with an active summer address must be turned in with all keys at checkout. I understand that should I choose not to turn in a self-addressed envelope it will be considered permission for Myrtle Beach Tours, Inc. to utilize said deposit to offset costs for excessive wear and tear in my unit. By not turning in an envelope, I understand that I am contributing the damage/cleaning deposit to clean-up and repair my unit. I understand that I am responsible for any damages and cleaning bills that exceed the original deposit amount collected. In circumstances where multiple units are occupied by members from the same school or city and common areas are used to comeingle, the individual groups may be held jointly responsible for clean up. (e.g. Catalina Manor pool)

Keys: Your group will be issued a set number of keys. These keys must be returned in total at checkout. Failure will result in a mandatory lock rekey - \$300 Fee

Greek Clause: All fraternities and sororities must read and sign the "President's Letter" available from our website. The letter must be signed by your president and attached to this document along with a clear photocopy of the president's Photo ID.

Crisis Management: If vandalism or conditions considered the result of malicious behavior warrant it, management will be called in to organize rapid repairs. Myrtle Beach Tours charges \$100 per hour to oversee. If the North Myrtle Beach Department of Public Safety (Fire or Police) calls Myrtle Beach Tours to the house, the group will also incur a fee of \$100 per hour.

Laws Governing: It is mutually understood that this reservation is a transaction in Horry County, in the State of South Carolina. Any and all disputes, action at law, suit in equity or judicial proceedings for the enforcement of this agreement or its provisions, shall be instituted in Horry County, South Carolina. I further agree to be responsible for and pay for any and all collection fees and attorney's fees.

Severability: It is mutually understood that in the event that any provision or clause of this Agreement conflicts with applicable law such conflict shall not affect the provisions of this agreement which can be given affect without the conflicting provision.

I further understand and agree to the rules below and violations thereof may result in eviction with loss of rent and damage/cleaning deposit. I am at least 21 years of age (a parent must sign if under 21). Read and Sign and have notarized below.

The signing of this Form and Agreement confers personal Jurisdiction over all Signors to the Horry County Court System, including, but not limited to Magistrate Court in Horry County, for all matters that fall within that Court's jurisdiction. _____ (initial)

Responsible person (sign)

Phone

Print name

Sworn and Subscribed before Me

Notary

Address

This ____ day of _____ 20_____

A clearly readable copy of a valid Driver's License or state-issued Identification Card must be attached for this form to be valid.

Rules

Each group member must read these rules.

Unit may not be entered before 3pm on check-in day. If found in a unit before you check in there will be trespassing charges. Check out is 10:00am prompt.

Any damages must be reported in writing on move in day to avoid being charged.

Unit inventory such as kitchenware, furniture, and bedding may not be taken outside.

The yard must be picked up every morning and remain litter free.

A good house appearance must be maintained at all times.

Trash must be bagged and deposited in nearest Dumpster.

Trash must not accumulate inside unit or in yard.

Please keep all doors and windows closed while air conditioner is in use.

If you are renting a unit that has pool access, please follow all pool rules. By avoiding these rules, occupancy will be terminated without refund.

There shall be no excessive noise or disturbance.

No pets

Park only in designated areas with parking pass displayed at all times. Myrtle Beach Tours, Inc will not be responsible for any towing/damage charges as a result of improper parking.

We know accidents can happen, please call us immediately so that we may conduct repairs.
843-249-4411

There are no refunds for appliance failure. Repairs will be made as soon as possible.

The units are not to be occupied by more than the advertised amount of people.

No fireworks are to be held or used on Myrtle Beach Tours, Inc properties. The use of fireworks is illegal in North Myrtle Beach. Guests are subject to immediate eviction and forfeiture of all rentals, fees and taxes paid.

Keg beer is not permitted on properties.

When outside, all beverage must be consumed from plastic cups.

Agents, pest control, and repair people may enter unit for inspection and maintenance.

Maids may be called by Myrtle Beach Tours, Inc anytime during stay at renter's expense if unit is not kept clean.

Units must be left in ready and acceptable condition for the next guest.