

# Responsibility Form & Rental Agreement

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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 \_\_\_\_\_ 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.

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 invites, 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 \$50 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.

**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 money withheld from damage/cleaning deposits will be used for the rehabilitation of my unit upon the group's departure. A portion of the Damage/Cleaning deposit will be withheld for normal cleaning. Additional monies will be applied to cleaning/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 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 this event, **I authorize you to bill our credit card for these additional amounts.**

**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 my 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)

\_\_\_\_\_

Sworn and Subscribed before Me

Print name \_\_\_\_\_

Notary

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This \_\_\_ day of \_\_\_ 20\_\_

Phone \_\_\_\_\_

# 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 door 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. Should the police or any staff member of Myrtle Beach Tours, Inc be called to your unit, there will be a \$100.00 dollar charge deducted from the damage/cleaning deposit for each occurrence.

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.  
843-249-6022

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.

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.