

CHERRY GROVE OFFICE

CHECK OUT TIME 10AM

**SCOTT ARMSTRONG**  
 421 JEFFERSONS TRACE  
 AMHERST VA 24521  
  
**Unit:** FOUR SUNS COVE

**Arrive:**  
 03/11/2025  
  
**Phone:**  
 Cell: 434-485-2020

**Depart:**  
 03/16/2025  
  
**Credit Card:**  
 XXXX XXXX XXXX EXP /

**5 Nights**  
**6 Parking Spaces Only**

Description	Amount
RENTAL AMOUNT	2,891.40
EBR PROCESSING FEE	213.00
FREE LINEN	.00
FREE DEPARTURE CLEAN	.00
GOLF TOTAL	5,412.00
TAX	367.73
TOTAL CHARGES	8,884.13
PAYMENTS ON ACCOUNT	.00
BALANCE DUE	8,884.13

LIABILITY FOR DAMAGES, LOST KEYS OR SPECIAL PASSES. Aside from normal wear and tear, you will be held responsible for any damages for property or contents during your stay. We require a valid VISA/MC on file for any damages including items not returned. Your signature below authorizes us to charge your credit card for the cost of any damages to the property during your stay. In the absence of a valid VISA/MC, you must pay a cash security deposit in the amount of \$500.

**ELLIOTT BEACH RENTALS RENTAL AGREEMENT**  
**BETWEEN GUEST AND ELLIOTT BEACH RENTALS AS AGENT**

THIS CONTRACT CONSTITUTES AN AGREEMENT BETWEEN THE GUEST AND ELLIOTT BEACH RENTALS RENTAL SYSTEMS AS AGENT TO RENT THE PREMISES DESCRIBED ON THE REVERSE OF THIS CONTRACT.

**PLEASE READ ALL INFORMATION.**

1. That the accommodation is a privately owned dwelling with the Owner's furnishings, and neither the Agent nor the Owner shall be responsible for providing any additional furnishings or equipment not available presently in the unit.
2. That Elliott Beach Rentals as Agent, or the Owner of the individual unit rented shall not be liable for damage or injury to tenant or to any other person, or to any property occurring on the premises or any part thereof, or in common areas thereof, and tenant agrees, to hold Agent and Owner harmless for any claims for damage, no matter how caused. Agent will not be held responsible for acts of theft or vandalism or other damage to Guest's personal property.
3. That prepayment will be applied to the total rent, and in the event of default by renter, prepayment will not be refunded until unit is re-rented. If unit is re-rented at same rental amount, prepayment will be refunded less \$100.00 of prepayment. A prepayment may be transferred to another unit only after the previous unit is re-rented.
4. In addition to rent balance and sales tax, a non-refundable processing fee is due. Guest agrees to clean unit and premises including stove, refrigerator, bathrooms, trashcans, carpets, and leave unit in good condition for the next Guest or arrange in advance for departure maid service. If this is not done, an additional cleaning fee will be charged to the Guest's account.
5. Guest agrees to be responsible for and pay for any damage that may occur during his/her stay. Guest agrees that Agent is authorized to utilize his/her credit card number on file as payment to cover the full cost of any phone calls, and/or cleaning charges, and damage repair, and/or damaged item replacement, in the sole discretion of the Agent should those items not be paid for by Guest upon his/her departure. Only Visa and Mastercard are accepted at this time.
6. Departure maid service available upon request for an additional fee, unless otherwise stated. Please arrange for departure maid service at least one week prior to arrival.
7. **To honor check-in from 3-5 PM and check-out time 10 AM. Summer check-in 3-7 PM on Saturdays & 3-5 PM on Sundays.**

8. That Agent will not be responsible for personal items Guest may bring and/or leave in the unit. However, Agent will make a diligent effort to locate left items of importance and return to Guest, and Guest agrees to pay for cost to cover expense of packaging and mailing.

9. Funds received by Agent as escrow Agent or trustee under this agreement shall be subject to applicable cancellation policies. While such funds are in the Agent's possession Guest agrees that any income derived from those funds shall belong solely to the Agent.

10. Occupancy will be limited to the number of Guests unit will accommodate. Parking will be limited to the number of spaces advertised for unit. Vehicles in excess of this number will be subject to towing at the Guests expense and possible grounds for ejection.

11. To indemnify Owner and Elliott Beach Rentals for any damage to the rental unit grounds, furnishings, equipment and household items, therein, which occur during the Guest's period of occupancy, excluding normal wear and tear. Guest agrees to accept financial responsibility for any damage to any of the above. Guest understands that any damages which are discovered to exist, or which occur during Guest's occupancy should be reported at the earliest possible time to the rental manager.

**12. THAT NO PETS ARE PERMITTED IN ANY ACCOMODATION, UNLESS OTHERWISE STATED.**

13. That if Renter or any member of his/her party violates any of the conditions or agreements in this contract, Agent may terminate this contract and enter the premises, Specifically, the Agent may eject a person or persons from the premises for reasons including but not limited to i) nonpayment, ii) disorderly conduct so as to create a public nuisance, iii) the person is using the premises for unlawful purposes including but not limited to possession of a controlled substance or consumption of beer, wine, or alcoholic liquors by a person under the age of 21, or iv) any other reason as allowed by law (HOUSE PARTIES ARE PROHIBITED). Agent has final authority in deciding if occupants are a group or a house party or if the grounds for ejection have been met. Should Agent decide so, occupancy will either not be permitted or terminated and all rent will be forfeited. No exceptions. Agent rents strictly to families, couples. and responsible adults. Minimum check-in age is 25. The renter of record who is 25 or older must be present at all times to provide responsible adult supervision.

14. That one or more closets or storage rooms may be locked for owner's private storage and is not included in this rental.

15. Payments made via U.S. mail or in person are the preferred manner of payment for all advance reservations. **Payments via the internet, e-mail or telephone are accepted but are subject to a 2.5% credit card surcharge fee described in the Elliott Beach Rentals online rental information found at <https://www.northmyrtlebeachtravel.com/rental-information>.** Debit card transactions do not incur a fee. By signing this contract, Guest acknowledges that he has read and understands Elliott Beach Rentals online rental information.

16. That even the best equipment, appliances, air-conditioners, internet service, and TV's occasionally malfunction. We cannot guarantee them to perform 100% of the time. However, we do guarantee to correct the problem as soon as possible. Guest agrees to allow agent or its representatives to enter the property at reasonable hours to make timely repairs or inspections, or to allow for showing if the property is listed for sale. No refunds will be made for mechanical failure or property cleanliness.

17. A reservation made for a time period when rates have not yet been established only tentatively reserves the property. Confirmation of the reservation is subject to establishment of rates, rental seasons, availability, and other factors **beyond the** control of the Agent. Confirmation is also subject to receipt of the full advance prepayment required by Agent when Agent requests the same. A refund of the tentative reservations prepayment is available to Guest should Guest desire the same, for any reason, within 10 days of **the Agent's notification of confirming rates** and availability.

18. Guest certifies that he/she has read carefully the limitation on this unit by Owner and Agent as set forth in the Agreement and agrees to **abide** by such limitations.

19. LINENS: No linens furnished, unless otherwise stated. Linens may be rented through Elliott Beach Rentals which include 1 set of sheets, 2 pillow cases, 2 towels, and 2 washcloths. Please arrange in advance for linens at least one week prior to arrival. Upon departure, leave all linens in the unit.

20. KEYS: Pick up and return keys to the designated office. There is a charge for unreturned keys.

21. In the event that rental unit cannot be occupied or is sold prior to arrival date, EBR reserves the right to transfer reservations to a comparable unit or refund advance prepayment. Every effort will be made to contact customer prior to arrival; however, we will not be responsible if customer cannot be contacted.

22. By providing a cell phone number, you agree to be contacted via SMS text messaging from Elliott Realty. Standard message & data rates apply. No more than (4) messages per month. You can opt-out of text messaging anytime by replying STOP to any message. For help text HELP. The EBR program is designed to alert customers of specials, last minute availability or other items regarding their reservation. Customer support: 1-800-525-0225

23. Elliott Beach Rental cannot predict construction plans in the area and therefore cannot be responsible for any construction that may be occurring near one of our properties. No compensation or moves to other properties will be considered.

24. In this transaction(s), contract(s) and/or agreement(s) or that should any claims or controversies from any transaction(s), contract, or agreement(s) arise out of my/our interaction with Elliott Realty, Inc. or any subsidiaries thereof, that in all matters related to the transaction(s), contract(s), and/or agreement(s) the law of the State of South Carolina shall govern and be used to construe the same. All parties agree to work in good faith to resolve all issues prior to the enactment of a legal dispute. Further, it is agreed that in any lawsuit regarding any matter including, but not limited to, the transaction(s), contract(s) and/or agreement(s), in which I/we name Elliott Realty, Inc., any subsidiaries hereof, any related parties and/or owners as a defendant, venue shall be in the Court of Common Pleas for Horry County, South Carolina.

25. The owner of this property may have installed exterior (including "doorbell") security cameras on the premises in efforts to prevent vandalism and property damage, and to reduce the risk of criminal activity and behavior which violates the terms of this property's rental agreement. Any such cameras may be used to record the visual conduct of individuals on or about the property and used for the purpose of identifying individuals who may cause property damage or pose a risk to guests. Any such cameras are not the property of, were not installed, and are not maintained or monitored by, Elliott Realty, Inc. or any of its subsidiaries or d/b/a's ("Elliott").

26. Security cameras on the premises are allowed to be located in non-private areas (any outdoor areas in which a reasonable person would have no expectation of privacy). By agreeing to the terms of this contract guests acknowledge that they have no expectation of privacy in these non-private areas.

27. Guests and their invitees are prohibited from tampering with any video cameras. If you identify any cameras located in any bedrooms, bathrooms, the interior of the premises in general, or within enclosed outdoor shower/changing areas – or see that the cameras outside of these areas are pointed or angled towards those areas, you must inform Elliott immediately. Any failure to notify Elliott will be deemed a confirmation that all cameras on the property have been properly disclosed and none are located within, or pointed or angled towards, the prohibited areas described above.

28. Noise decibel monitors may be located within the premises to assess sound levels and their duration. There should be no noise decibel monitors located within bedrooms, bathrooms or sleeping areas. If you see any noise decibel monitors located within bedrooms, bathrooms or sleeping areas, you must inform Elliott immediately. Any failure to notify Elliott will be deemed a confirmation that all noise decibel monitors located on the property have been properly disclosed and none are located within bedrooms, bathrooms or sleeping areas.

29. Guests hereby acknowledge and agree that the presence of cameras or noise decibel monitors which comply with the above does not create a right for cancellation or to be moved to another property.



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**Guest Signature**

09/06/2024

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**Date**

I/We have read the reverse side and agree with rules and regulations.

I agree that the signature and initials will be the electronic representation of my signature and initials for all purposes when I (or my agent) use them on documents, including legally binding contracts - just the same as a pen-and-paper signature or initial.

**CORPORATE OFFICE**  
P.O. Box 3200, 401 Sea Mountain Hwy  
North Myrtle Beach, SC 29582  
843-249-1406 1-800-525-0225