

Terms and Conditions – Neechee Cabin, LLC

Effective Date: [Insert Date]

Welcome to **Neechee Cabin, LLC** (“we,” “our,” or “us”). By accessing our website (www.NeecheeTime.com) or booking accommodations through Airbnb or Vrbo, you agree to the following Terms and Conditions. Please read them carefully.

1. Acceptance of Terms

By using our website, booking the cabin, or participating in activities, you agree to comply with these Terms and Conditions. If you do not agree, you must not use our website or book our services.

2. Booking and Payments

a. Cabin Bookings

- Cabin bookings via Airbnb and Vrbo are subject to the respective platform’s rules and your individual rental agreement.
- The cabin is generally booked as a **single unit** for up to **10 guests**.
- Each guest is required to **electronically sign a liability waiver**, and guardians must sign for minors.
- Deer Hunt trips are **limited to 6 active hunters**, and each hunter must complete a **Deer Hunting Agreement** and liability waiver prior to participation.

b. Activity & Add-On Bookings

- Outdoor activities and add-on experiences are **only available through our website** (www.NeecheeTime.com).
- Electronic waivers must be completed before participation.

c. Deposits and Balances

- **Deposit:** Required at the time of booking via Stripe. **Deposits are NOT refundable.**
 - **Balance:** Due prior to arrival according to the applicable cancellation policy.
 - Stripe supports multiple payment methods, including credit/debit cards, digital wallets, bank transfers, and local options.
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3. Cancellation and Refund Policies

All bookings are subject to the applicable cancellation policy:

- **Deer Hunt Trips:** See Deer Hunt Cancellation Policy.
- **General Bookings & Add-On Activities:** See General Cancellation Policy.

Deposits are **not refundable**, and remaining balances are due per the specific policy.

4. Liability Waivers and Disclosures

- All guests must sign a **liability waiver** electronically prior to check-in or participation in activities.
 - Guardians must sign waivers for minors.
 - Neechee Cabin is a **working farm and rural setting**. Guests acknowledge and accept the inherent risks of nature, wildlife, uneven terrain, and outdoor activities.
 - Participation in outdoor activities, including hunting, hiking, or add-ons, is at your own risk.
 - **Hunting Trips:** Guests will be around firearms. Responsible behavior is expected at all times. Hunting guests must have valid licenses.
 - Neechee Cabin, LLC is **not responsible for guest behavior, reviews, or interactions** with other guests.
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5. Use of Website and Content

- Users must be **18 years or older** to book activities or sign agreements, unless accompanied by a guardian.
- Users may not use the website for illegal purposes, to access restricted areas, or to copy/reproduce content without permission.
- Users agree not to interfere with the website's functionality, including scraping or reverse engineering data.

a. Social Media & User-Generated Content

- Neechee Cabin maintains a presence on **YouTube, Facebook, Instagram, TikTok, and other social media platforms**, which may include user-generated content.
 - By submitting content or participating, users grant permission for their posts to be used and waive claims for compensation.
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6. Intellectual Property

- All website content, including text, images, videos, logos, and social media content, is owned by Neechee Cabin, LLC.
 - Users may not copy, distribute, or create derivative works without express permission.
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7. Third-Party Services

- Payments are processed through **Stripe**. Users agree to Stripe's terms for payment processing and security.
 - Links to Airbnb, Vrbo, and other third-party websites are for convenience only. We are not responsible for their content, privacy policies, or transactions.
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8. User Conduct and Rules

- Guests must comply with all house rules, activity safety guidelines, and applicable laws.
 - **Illegal activities are strictly prohibited** on the property or within the cabin.
 - No illegal, unsafe, or disruptive behavior is permitted on the property or during activities.
 - Violation may result in cancellation of bookings or removal from property/activities without refund.
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9. Limitation of Liability

- Neechee Cabin, LLC is **not liable for direct or indirect damages** arising from use of the website, bookings, activities, or services.
 - Guests assume all risk for personal injury, accidents, or property loss during outdoor activities, cabin stay, or hunting trips.
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10. Indemnification

You agree to **indemnify and hold harmless** Neechee Cabin, LLC, its owners, affiliates, and partners from any claims, damages, or losses arising from your use of the website, bookings, or participation in activities.

11. Governing Law

These Terms and Conditions are governed by the laws of **North Carolina**, USA. Any disputes will be resolved in the courts of North Carolina.

12. Electronic Agreements

- All agreements, liability waivers, and related documents may be signed electronically.
 - Electronic signatures are legally binding and equivalent to handwritten signatures.
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13. Changes to Terms

We reserve the right to update or modify these Terms and Conditions at any time. The updated version will be posted on our website, and your continued use constitutes acceptance of the revised terms.