

**CARR MOUNTAIN, LLC**  
**GUEST LICENSE AGREEMENT**

**Cabin Address:** 814 Moorefield Memorial Highway  
Rocky Bottom Community  
Sunset, SC 29685

**Mailing address:** 5806 Campbell Street  
Hanahan, SC 29410

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_  
\_\_\_\_ Shamrock House and Bunk House  
\_\_\_\_ Trout Stream House

1. Licensee(s) \_\_\_\_\_ and \_\_\_\_\_ and \_\_\_\_\_ (Responsible guests) agree they are the licensees, not tenant(s) of the privately owned property of Carr Mountain, LLC, commencing at 3:00 PM on \_\_\_\_\_, 201\_\_ and ending at 11:00 AM on \_\_\_\_\_, 201\_\_. License is granted for use by not more than adults and \_\_\_\_ children (12 years old and under). The following pets are permitted and no other pets shall be allowed on the premises:  
\_\_\_\_\_.
2. Payment in full of the amount set forth below must be received by Carr Mountain, LLC, or its authorized agent within five (5) days of the date of the agreement or the agreement shall be null and void.
3. Cancellations received in writing by Carr Mountain, LLC, more than sixty (60) days in advance of occupancy date will result in a full refund less a cancellation fee of Seventy-Five Dollars (\$ 75.00). Cancellations received less than (60) and more than thirty (30) days in advance of occupancy will result in a fifty (50%) refund less a cancellation fee of Seventy-Five Dollars ( \$ 75.00 ).
4. The following conditions of license use shall apply and any violation will result in the use license being revoked and all payment forfeited:
- a) No occupancy or use of the premise shall be allowed that disturbs other licensees or their guests.
  - b) No illegal activity shall be allowed.
  - c) No activity which might result in damage to the property or its furnishings shall be allowed.
5. Licensee(s) and their guests shall be responsible for and promptly pay for any damage to the property or its contents, for excessive cleaning cost, missing property of Carr Mountain, LLC, and for any cost or attorney fees incurred by Carr Mountain, LLC in enforcement of this agreement.
6. Carr Mountain, LLC, agrees to repair or replace any faulty or broken appliance or system (heating, air conditioning, electrical or plumbing) as soon as possible after its agent receives actual notice of its condition. Licensee(s) acknowledge it may not be possible to make a repair during their occupancy although a reasonable effort will be made. Licensee(s) agree to allow reasonable access to the property by repairmen to accomplish repairs. NO REFUNDS shall be given as a result of an appliance or system being faulty or broken.
7. Carr Mountain, LLC, shall not be responsible for guests' belongings which are lost, stolen, or left behind.
8. Carr Mountain, LLC, shall not be responsible for licensees and their guests agree to hold Carr Mountain, LLC, (and its agents) harmless for any accidents or injury to persons or property occurring at the property.
9. Toll telephone calls, made by guests shall be charged to licensee's credit card upon receipt of billing notice from AT&T by Carr Mountain, LLC. All calls shall be subject to a 50 % surcharge.

**10.** The following charges shall apply:

Rental for period set forth in item 1-           \$ \_\_\_\_\_  
Taxes   \$ \_\_\_\_\_  
Cleaning Fee   \$ \_\_\_\_\_  
Deposit   \$ \_\_\_\_\_

- Refundable until \_\_\_\_\_
- Non Refundable

Total due within five (5) days of date of agreement unless otherwise agreed to in writing.

There shall be a \$20 per hour charge for late check out.

**11.** Inquiries during occupancy should be directed to Caretaker, Tammy O’Kelley (864) 557-4628. In case of emergency only contact Walter Carr @ (843) 744-2863 or (843) 514-0845.

The undersigned agrees to the above terms and conditions this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Licensee

Carr Mountain, LLC.  
by \_\_\_\_\_

Agent

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
Licensee

Licensee’s Contact Information

Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_