



EVENT RENTAL CONTRACT

Rustic River Retreats 930 North Tote Road Austinburg, Ohio 44010 1-440-789-8397

Renter: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone (day): _____ (evening): _____

Email : _____

Event Date: _____ Event Start time: _____ Event End Time: _____

Names and Contact Information for Bride and Groom (when applicable):

Bride: _____

(Telephone)

Groom: _____

(Telephone)

If the terms and conditions set forth in this contract meets your requirements, please initial each page, sign in the space provided below and remit your deposit of \$500 made payable to: Rustic River Retreats 411 Woodside Avenue Jefferson, OH 44047

Renting Party _____ / _____ / _____

Signature

Date

Rustic River Retreat Rep. _____ / _____ / _____

Signature

Date

Initial _____ Date _____

RENTAL INFORMATION FOR RUSTIC RIVER RETREATS

Capacity

Rustic River Retreats has a maximum capacity of 100 guests for an event. Overnight stay capacity is limited to 14 and additional guests are not permitted to stay overnight for an event.

Services Provided by Owner

This contract guarantees the exclusive use of the Rustic River Retreats (all 3 properties must be rented), the sun/patio event room, and grounds.

Other amenities included with the rental are:

- Use of the kitchen for the caterers for warming, traying, and chilling.
- Parking along the property driveway (see below info on parking specifics)
- Use of 40 chairs, 12 tables (8" long seating six per table).
- A staff representative will communicate with you prior to your event and will help to coordinate visits to the property for your wedding planner, caterer, tent company, photographer, and other services as needed. Please note these meetings will be limited to 2 visits once the reservation is secured and must be coordinated with the owners schedule as the property is usually rented throughout the year.
- Corn hole, volleyball and other lawn games may be set up in specified areas. The staff will be glad to advise you on other forms of entertainment appropriate to the site. The owner reserves the right to disallow activities that the owner feels may be too dangerous, that may be damaging to the buildings or grounds, or that may disturb property owners surrounding the cabins. It is expected that renters be respectful of our neighbors during the event.

Terms and Conditions

- 1. Event Rental Times:** Event Rental is for the time specified above and must coincide with the rental of the cabins. Reminder that the check in time for cabin rental is at 4pm on the arrival date and check out is at 11am on departure date unless early check in / late check out has been arranged in advance. The caterer, entertainment and any other rental individual associated with the event must arrive and depart on the property the within same check-in and checkout time as the renter.
- 2. Supplies:** Rustic River Retreats does supply dishes, glassware, pots, pans and utensils for the cabin use, but does not provide these items in large quantity for events. The renter must provide these items.

Initial_____ Date_____

3. **Restroom Facilities:** If the event has more than 50 guests, the renter shall provide portable restrooms at the renters expense sufficient for all guests. Renter shall post signs on each bathroom at Rustic River Retreats encouraging the use of the portable restrooms. Portable restrooms must be removed from the property before the scheduled checkout time.
4. **Excessive Noise:** Music is permitted on the grounds but sound must be kept at a level so as not to be audible from adjacent properties. Please be respectful of our neighbors.
5. **Insurance:** The Renter must provide proof of \$1 million liability insurance coverage for scheduled events. All insurance shall be at the Renter's expense. Rustic River Retreats, LLC shall be included as a "named insured" on the Renter's insurance policy. If alcohol will be sold or consumed, Renter must provide a copy of a Certificate of Insurance that includes "Host Liquor Liability" (liquor provided but not sold) or "Liquor Liability" (liquor sold on premises), with limits of at least \$1 million per occurrence.
6. **Alcohol:** Any third party serving or selling alcohol shall be licensed to do so in the state of Ohio, and insured with a minimum of \$1,000,000 general liability and \$1,000,000 liquor liability. The owners of Rustic River Retreats shall be provided evidence of this insurance at least 45 days prior to the event.
7. **Damaged Property:** The property is to be left in its "as found" condition upon departure of the Renter. The renter shall be responsible for the full cost of cleaning and or repair of the property above normal wear and tear. This includes damage caused by the Renter, Renter's guests, Renter's service providers, or any other individuals connected to the Renter's event. A refundable security deposit of \$500 will be collected with the final rental fee. If such damage occurs, it will be assessed and deducted from the security deposit. The renter agrees to pay for any additional repair amount above the value of the security deposit.
8. **Guest Limit:** The 100 guest limit is strictly enforced and renter agrees to forfeit the security deposit in its entirety if this limit is exceeded.
9. **Compliance to Laws:** The renter agrees to comply with all applicable local, state, and federal ordinances, statutes, laws and regulation. In the event that the owners feel that there is or will be any violation of the contract or state/town regulations, they have the right to cancel the event for cause at any time, including during the event. Owners shall not be responsible for any losses suffered by the renter when the event is cancelled for cause.
10. **Indemnification:** The Renter agrees to indemnify, defend, and hold Rustic River Retreats harmless from all cost and expense resulting from any claims, suits, or liabilities of any kind, including attorney fees, arising from or purporting to arise from the conduct, activity, or any other transaction involving Renter, its guests, invitees, or any other person on Rustic River Retreats premises at the request or invitation of the Renter or Renter's guests or invitees. This provision of the Rental Agreement shall survive the Renter's scheduled departure date from Rustic River Retreats.
11. **Smoking / Drug Free:** Smoking is permitted outside the cabins only. Please encourage your guests to use receptacles to dispose of their cigarette butts. A portion of the Security Deposit will be withheld if the Rustic River Retreats staff has to clean up cigarette butts following an event. The use or possession of any illegal drugs or substances is prohibited.

Initial_____ Date_____

12. **Inspection:** Rustic River Retreats personnel reserve the right to visit the property at all times during the rental period, including during the event.

Other Requirements and Special Concerns

The following are not permitted:

- Rice or confetti, etc. thrown in the building or on the grounds is not permitted. Bubbles are a great alternative.
- We encourage creativity and want you to decorate for your event. Decorate as much as you like. We simply ask that no nails, screws, staples, glue or take that leave residue or penetrating items be used on the walls or floors. Any damage will be charged after your event.
- Alteration of the grounds, gardens or other parts of the premises is not permitted (no picking of flowers etc.)
- Parking can be an issue for large events as there is limited parking on the premises. We would encourage your guests to car pool. We also recommend that you have cars drive in and use the area by the garage, as a turn-around so guest are to park along the side of the driveway already facing the exit.

Rental Deposit and Cancellations

A rental deposit of \$500 is due upon signing of the contract refundable up to 30 days in advance of the check in date. The balance of the full rental fee is due at least 30 days before the event and will include the \$500 security deposit. If the money is not received at that time, your event will be cancelled and all deposits will be forfeited.

Rental Fees (Effective January 7th, 2016)

Total Rental Fee: _____

*Cleaning/Breakage Fee: _____ (security deposit)

Rental Deposit: _____

Payment Due Date: _____

**Refundable after the event if the Rustic River Retreat grounds are left in the same condition, repair and cleanliness as before the event.*

Initial_____ Date_____