

MAINLANDS SEVEN

Clubhouse Rental Agreement

Today's Date: \_\_\_\_\_

This facility will be rented by: \_\_\_\_\_

Address \_\_\_\_\_ Lot# \_\_\_\_\_

Phone number \_\_\_\_\_ Email \_\_\_\_\_

Date of Event \_\_\_\_\_ Type of Event \_\_\_\_\_

Number of attendees (max allowed 80) \_\_\_\_\_

Mainlands 7 Clubhouse is rentable by only residents of the community for holding an event in a safe location. The resident renting the facility must be present during the entire event and is responsible for all damages caused by any member of their party. The rental is from 7 A.M. to 11 P.M.. The Rental fee is \$250 (Holiday is \$350), and a deposit of \$500. The rental fee and deposit must be a cashiers check or money order. The \$500 deposit will be refunded by the office manager following an inspection after the event and if no damages are present. If damages are over \$500, the resident will be charged and responsible for all additional cost.

Residents renting the facility are responsible for those attending the event and assuring that they do not interfere with other residents using the pool. The party renting the facility is liable for the actions of their guest, including that no one underage can consume alcohol or drugs. Absolutely no drugs are allowed at any time on or around the clubhouse. Any person who is intoxicated because of alcohol should not be allowed to leave the property driving a vehicle. If alcohol is being served at the event the person renting the facility must provide the association with their homeowners insurance company name, phone number and policy number. The **renting party must sign a waiver accepting any responsibility for personal injury or property damage caused by guests of the event.**

\*Reservations must be made through the Social Director. Contact her via email [Marjoriecharls5@gmail.com](mailto:Marjoriecharls5@gmail.com). **The only communication once the clubhouse is booked will be with the owner of the property and no third party contact. Only email communication will get a reply, no phone calls or text accepted from anyone.**

**\*All guests must vacate the Clubhouse by 11:00 PM on the date of the event. If for any reason your event runs more than 15min past the deadline you will be assessed \$100.00 from the \$500.00 deposit. Initial \_\_\_\_\_**

\* Rental of the facility includes the use of tables, chairs, stove and refrigerator, all equipment must be returned in a clean condition at the close of the event, failure to do so will result in no refund of the deposit.

**Rental of the clubhouse does not include use of the pool or pool area. Initial \_\_\_\_\_**

\*Renter is responsible for providing paper plates, utensils, cups and serving materials. No items may be taken from the inventory of the facility.

\* **No tape, nails or tacks/push pins of any kind are to be used on any wall or ceiling within the facility.** *Initial* \_\_\_\_\_

\* **No candles, smoke making machines, fog machines, ETC. are allowed.** *Initial* \_\_\_\_\_

\* **ONLY battery-operated candles are ok.** *Initial* \_\_\_\_\_

\* At the end of the event all trash/recycle items should be placed in the proper units outside the building. **Clean-up MUST be completed at the end of event and before leaving the facility.**

\* The Renter is responsible for cleaning up after the event including sweeping floors, cleaning and wiping down counters, stove and refrigerator.

\* The Renter must monitor guest parking. All guest must be in proper spaces, not blocking any neighbor's driveway access and not parked on any lawn area.

\* As the pool is for resident use only no guests are allowed in the pool area. Restrooms must remain accessible to residents using the pool.

\* **The clubhouse is a non-smoking area including e-cigarettes and Vapes.**

\* **Smoking is not allowed inside, renting party MUST pick up any butts left on ground.**

\* Music must remain at a normal level as to not disturb the neighbors.

\* Following the event (within a 10-hour period) the renter will do a final walk through with the director or clubhouse manager to check for any damage to the facility, verifying that trash was removed, and the facility is returned in a clean condition.

\* **Serving of liquor MUST follow city/county/state laws regarding consumption and assuring that no person under the age of 21 is consuming liquor. The Renter is responsible for all attending the event and MUST make other arrangements for travel of any person(s) not able to drive safely. Renter further agrees to provide the association valid and updated information on the renter's homeowners policy. Association reserves the right to verify that coverage is active and enforced.** *Initial* \_\_\_\_\_

\***The Homeowner is responsible for any person(s) involved in an accident after leaving the event and any person(s) that causes harm to another vehicle or person to include said homeowner. In addition, the homeowner is responsible for any cost because of said accident.**  
*Initial* \_\_\_\_\_

\***Therefore, by signing below I \_\_\_\_\_ agree to the rules stated by Mainlands Seven Maintenance Corp., as it relates to the rental of the clubhouse facility. I further agree to abide with all city/county/state laws in relation to people leaving the event and not safe to drive. I understand that should a person leave in an unstable state I can be held accountable and that my home insurance or myself will be responsible for all fines and medical cost because of an accident.** *Initial* \_\_\_\_\_

\***I furthermore, release Mainlands Seven Maintenance Corp., from any responsibility caused by person(s) who left my event and that are found to be at fault for an incident, were not able to safely drive a vehicle and/or found by local authorities to be driving under the influence**

(DUI). *Initial* \_\_\_\_\_

I further understand that by breaking any of these terms or damage to the facility can cause me from being able to rent the facility in the future. *Initial* \_\_\_\_\_

\* The rental fees of \$750.00 (\$850.00 if holiday) are payable and required in advance upon signing of the agreement. The date will not be held until money order is received. *Initial* \_\_\_\_\_

\* A Cancellation fee of \$50.00 is charged for any rental canceled within 15 days of the event. *Initial* \_\_\_\_\_

By signing this agreement, I the homeowner and renter of the facility agree to all terms stated in this agreement and understand that should any damages occur to the facility I will be billed for the repair cost. *Initial* \_\_\_\_\_

Signature of Resident/Homeowner Renting the clubhouse

\_\_\_\_\_

Date \_\_\_\_\_

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Association use:

Name/number of insurance company \_\_\_\_\_

Association assessments paid in full \_\_\_\_\_ Verified with Bookkeeper \_

Walk through: Before Event \_\_\_\_\_ After Event \_\_\_\_\_

Will liquor be served at event? \_\_\_\_\_

Number of Tables? \_\_\_\_\_ Number of Chairs needed? \_\_\_\_\_

Does renter understand the above statements related to responsibility for those leaving event after consuming liquor? \_\_\_\_\_

Total fee for rental received \_\_\_\_\_ Deposit returned \_\_\_\_\_

Billed for extra cleaning or damages \_\_\_\_\_

Insurance Rider provided \_\_\_\_\_

Rental Approved by \_\_\_\_\_

Date \_\_\_\_\_