

Rules and Rental Conditions for afternoon Weddings & Receptions at The Farmhouse at 30542 – 2022-23

Renter will forfeit the security deposit if any of the following rules are violated

RENTING THE FARMHOUSE

The Farmhouse may be rented only by responsible adults. **No adults may rent the Farmhouse with intent to serve alcohol to minors.** No Smoking inside the house. Our max capacity is 200. The Farmhouse is permitted for the staging area for a wedding or for catering for an event and not the main event. The restrooms are for public use. As the party host, it is your responsibility to keep the noise at the party in this outdoor/residential setting. You are hosting a private party not a block party. **We are a peaceful mellow country setting with noise limitations.** The proximity of local residences to the VENUE is such that venue sounds, shouts, music, must be kept below certain levels. By signing this contract, you the renter are agreeing to abide by our policies

This rental contract is made this _____ day of _____, 20_____

Between The Farmhouse at 30542, LLC (hereafter called TFH)

And _____ hereafter called renter or tenant.

PAYMENTS - _____ for a _____ venue rental (plus \$500 security deposit payment).

a) The booking retainer 50% of rental is collected when the reservation is made. The balance of the rental fee is collected 120 days before the event. Security deposit is collected 30 days before your event. Or **b)** If paying in full on your booking date, the security payment will be requested 30 days prior to event in cash or money order. Or **c)** Entire rental fee and security payment is required if you are booking less than 45 days prior to your event. **D)** If booking a year in advance, a \$500 booking retainer is collected at contract signing 2 additional \$500 payments within 90 days, these three payments are considered the booking retainer, balance collected 120 days before event. The security deposit is a refundable deposit to cover damages and honor contract time. Should all conditions of the contract be met by Renter (including their guests), the deposit will be refunded to Renter within **four/six weeks** following the event contracted for, less costs incurred by renter for any cleaning, breakage, damage and/or excessive hours over the number of hours hereby contracted for. If the sheriff is called to your party, no refunds will be made. There will be no further obligations with the venue and your party will be terminated. Additional explanation of security payment is provided prior to check in. **DÉCOR** To preserve the historical integrity of our facility, decorations must not be fastened, hung, or taped to the walls, draperies, stage curtains, turf or floors extra caution must be taken with any draping around light bulbs and must also comply with Hall County Fire Ordinances. Battery candles are allowed inside and if candles are used outside, they must be protected by a non-flammable container whose top extends at least one inch above the top of the flame. You will be charged for any wax removal. Other types of open flames and fireworks are not allowed. Sparklers are allowed only on concrete driveway. No mylar, confetti, paper streamers, glitter, sand, silly string, small crystals or stones or similar materials may be used at any time. No crafting inside the house. No substance may be applied to the floor. Use of natural/ synthetic **rose petals are permitted in the garden ceremony area and must be picked up after the ceremony along with any straw from hay bales.**

The Farmhouse must be well lit at all times. The wedding party or attendants must not block the circle driveway.

_____ **(Renter's Initials)**

Should you find it necessary to cancel your reservation, you must do so in writing. Please state that you are releasing your date, your names, (bride and groom), person who signed the contract, your wedding date and today’s date, then please sign and date this document. If you cancel 30 or more days after accepting your contract, **The Farmhouse’s remedy for such cancellation shall be to receive and retain your collected payments (monies that have been collected, booking retainer and additional payments toward your invoice balance) as liquidated damages.** If you cancel less than 120 days in advance, The Farmhouse’s remedy shall be to receive and retain the entire monies collected as liquidated damages. THE 50% RENTAL FEE OR THE ENTIRE RENTAL FEE, AS APPLICABLE, SHALL CONSTITUTE LIQUIDATED DAMAGES. THE PARTIES ACKNOWLEDGE AND AGREE THAT IT WOULD BE IMPRACTICABLE OR EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES THAT THE FARMHOUSE WOULD INCUR AS A RESULT OF THE CANCELLATION (A BREACH OF RENTER’S OBLIGATIONS TO RENT THE FARMHOUSE OR ANY OF IT’S RENTAL ITEMS). THE PARTIES AGREE THAT THE 50% RENTAL FEE OR THE ENTIRE RENTAL FEE, AS APPLICABLE, ARE EACH A REASONABLE ESTIMATE OF THE Farmhouse at 30542’s DAMAGES AND SHALL CONSTITUTE LIQUIDATED DAMAGES IN ACCORDANCE WITH State CIVIL CODE.

The 50% rental fee or the entire rental fee, as applicable, shall only constitute liquidated damages for Renter’s cancellation and breach of its obligation to rent the Farmhouse pursuant to this agreement and shall not limit or impair (i) Renter’s obligations which, by the terms of this agreement, expressly survive termination of this agreement, or (ii) The Farmhouse’s right to recover attorney’s fees and costs if necessary to enforce such obligations or to obtain or retain the security deposit and the entire rental fee. **If canceling less than 120 days from your reserved date, there will be no refunds of monies collected. A date change is considered a cancellation. Your contract will be null and void. At that time, there will be a new contract provided with the new dates, rates and terms. You have 7 days to accept these terms before any date discussed will be surrendered and rental fee absorbed as liquidated damages. There may be only one date change as a courtesy. You will need to be current on your invoice to ask for this date change request.**

INSURANCE At least 30 days prior to the event, Renter must provide The Farmhouse staff with name and phone number of selected caterer and ensure that all vendors and yourself, **have provided The Farmhouse with a certificate of comprehensive liability insurance (\$1,000,000 per incident).** Failure to provide said certificate at 60 days shall result in an administrative fee. Renter is responsible for ensuring that all subcontracted persons review and comply with The Farmhouse Rules and Conditions. Any damages arising between tenant and vendor will be the responsibility of the tenant to collect. TFH is not legally responsible for personal injuries or property damage sustained by parties associated with the renter’s event in the house, barn, ceremony or grounds. When working with sub vendors (caterers, or any other business) for your event, these policies should have a rider naming **“The Farmhouse at 30542 LLC and its owners Cathy and Roger Little, located at 4613 J.M. Turk Road, Flowery Branch, GA 30542” as an additional insured.** Your policy should include a host liquor liability policy, even if you do not serve alcohol. Your guests may inadvertently bring alcohol onto our property and you will need to have coverage for this. We have found this to be the case and are now requiring all policies include Alcohol liability. The policy should be in the same name as the person on this contract. **If you have not provided the Farmhouse with your insurance documents, you will not be allowed to check into the premises.**

_____signature

- **Compliance with laws** -Renter shall obtain and maintain any necessary permits, licenses, or other forms of permission necessary to use the property. Renter shall not use the property in any manner that would violate any local or state or federal laws or regulations. _____ initials (See noise ordinance page 12)
- The Renter is responsible for his or her own property such as gifts, clothing and money and that of his or her guests. The Renter, or any vendors hired by the Renter, will not hold The Farmhouse responsible for injuries or accidents occurring on The Farmhouse property.

_____ **(Renter’s Initials)**

The meadow garden shall be used for wedding ceremonies only. There is a \$100 removal fee if you choose not to use our props. The garden cannot be rented without a Farmhouse rental. Max seating is 220. Event set up and break down are not included in your rental. No food or beverage service is permitted. You must clean up this area from all rose petals, confetti hearts, bubble wands, programs, games, water bottles, sand, straw from hay bales any coloring crayons and decorations. (Crayons melt in the sun and damage the turf) No driving or parking on the artificial turf. Please unplug all lighting when your ceremony ends. Unattended lights can cause burlap to catch fire if it is too close and left plugged in. No candles should be left unattended in this area. (All damages to turf will incur bill from our installer and supplier) Solar fairy lights are a good choice. All garden/ceremony activities must end no later than 9pm.

Alcohol and Music: All parties serving alcohol must include a bartending service or a licensed/insured bar service. If there is going to be more than four hours of alcohol consumption on the property, the responsible party is to have a security guard on site. If you are bringing alcohol onto our property you are required to have alcohol liability insurance and sign a waiver, releasing The Farmhouse from any responsibility. **No alcoholic beverages served within 30 minutes of the end of the event. If your vendor is drinking and becomes unruly, unable to perform his or her function, you may be asked to leave. It is imperative that your Dj be in control of your party during the entire event. A loud music complaint could result in early termination. Alcohol should remain at the event location and not in the house or parking area. No Illegal substances!**

Renter Initials

Because our location is in a residential area, Please **no offensive or lewd lyrics or loud cursing by your guests**. All events must end no later than 11pm, county noise ordinance regulates all amplified noise must end at 10:30/9:30 on Sundays. No speeches with amplification past 10:30/9:30. Please have your Dj reduce the noise level at 10/9. This signifies the ending of your event. Guests & vendors depart at 11/10 party host no later than 12/11pm. Dj will be provided with additional noise reduction plan including personal amplification during your event. **If you remain on the premises past the Friday/Saturday 12am/11:00 pm Sunday curfew and the owners must remind you of the time or** If you cause a disturbance with our neighbors with time, noise or alcohol related guests, **your security deposit will be retained.**

FOOD AND BEVERAGE : The Farmhouse kitchen is a DRY kitchen only. Absolutely no cooking may be completed here. Your caterer may erect an additional tent for food preparation. Outside grill-style cooking of food to be served must be approved by TFH representative. A grilling mat and fire extinguisher are necessary for any outside cooking. Self-Catering is acceptable along with outside vendors with the **appropriate proof of insurance**. It is the renter's responsibility to provide us with the COI from vendors. Kitchen area must be cleaned, swept, trash removed, counters wiped off and refrigerator wiped clean. All food must be IMMEDIATELY removed from premises following event. No trace of your party should remain inside or out.

CLEAN UP: There is to be no use of craft supplies inside the house. No art supplies, no paint, no glitter. Since installing the turf under the barn, care should be taken not to drag the tables along the seams. The seams are nailed and will pull out of the barn floor. If your rental includes heaters, high heat will melt our turf. You will be responsible for damage to the artificial turf. Event break down is not included in your rental. All chairs and tables should be folded and stored away unless otherwise noted. You are to leave the house/grounds in the same condition as you checked in. If you have not left the house and grounds in such a way, there will be no refund of your security deposit. (See the cleanup check list at check in. You may request to view this at any time via email). All cigarettes must be properly disposed of and not extinguished on the artificial turf. No cigarette butts should remain on premises. **No smoking or vaping inside the house.** Prior permission must be granted to use any of the Farmhouse furnishings or equipment. Extreme caution should be exercised when moving the furnishings or antique furniture.

_____ (Renter's Initials)

As of 2021 set up is now included in daily rentals. Please provide us with a layout of your tables 2 weeks prior. Hourly party rentals need to discuss this option along with clean up and trash removal. If booking for the afternoon, Will you need the setup service _____ There is a \$250 fee for setup service. Will you need trash removal and clean up of the event area? _____ Basic cleanup is \$250 for less than 75 over 75 is \$350 and with alcohol is \$400

No trash bags should be brought inside for an overnight party rental. We do not want a sticky spot or odor for the next renter. The Hall County recycling is 3 miles away for trash disposal. You should tell the attendant that you have had a weekend rental in Hall county if your license plate is from another county. Their hours are 7 am – 6:30 pm.

NO DAILY MAID SERVICE: A onetime stocking service of hand towels and toilet paper are included in the rental; daily maid service is not included with multi-day rentals. We do not tidy your restrooms in between your events. We do not empty your wastebaskets during your event. Garbage pails are provided by TFH. Renter supplies their own heavy-duty trash bags for event. We do not blow the turf or grounds each day of your event. We suggest you bring extra paper towels, tissues, toilet paper and a blower for your event. You may need towels for drying off the chairs in case of rain. We do not allow towels or linens to be taken from the house. (You will incur a fee if so for excessive soiling) Please place all dirty linens in the laundry room basket. Please bring your own towels for showering at our location. **Failure to clean up by the end of your rental period will incur loss of security deposit fee and extra rental charges.** _____ **Initials**

CHILDREN: There should be no unsupervised children at your event. No children should be unattended to play darts, climb on the antique buggy, slam the doors to the outside church ceremony area or play along the fence line. If you are providing entertainment for the children guests at your reception, please provide the details and get approval from the Farmhouse representative. **No bounce houses are allowed.** Unsupervised children are the cause of past damage to property and the bride is left responsible. **Please do not allow the children to roam the property.** CHILDREN: In order to maintain the highest quality experience for all individuals attending our facility, complete respect is expected for the building grounds and staff. Parents will be fully responsible for their children and their behavior. TFH requires that during the event parents must remain with their children at all times. TFH requires a “child sitter/wrangler” be appointed by the client to supervise enforcement of the rule that: all children are the responsibility of their parents/guardian and must be accompanied by a supervisor at all times!

I understand _____ date _____

FARM ANIMALS & Farm Grounds: The farm animals are not to be approached at any time. The Farmhouse cannot be rented without the farm animals in the view. The remainder of the farm outside the fence belongs to the farm animals. There is an additional fee for the caretakers to feed the farm animals out of sight and there is no guarantee the animals will not come by at some point during your party to hear the music.

Visiting a farm in an outdoor setting comes with its own risks and hazards. They may include but not limited to: poisonous snakes, snakes, poisonous ivy’s, insects, fire ants and spiders, barbed wire, nails in fencing, nails on the porch, splinters, Georgia red clay, erosion and general condition of the land, both on and off the roadways which may have erosion and general condition of the land creating rough, hazardous and dangerous driving and walking conditions. Remember, you are wearing a long dress in an outdoor setting. There could be stains or tears at the end of the night. I acknowledge that the activities I have planned are not necessarily dangerous, but there could be some activity that could lead to bodily injury or harm. I am stating that I am aware of these conditions and assume all such dangers, risks and hazards of entering the leased premises for me and my guests.

Contracts are valid for 7 days. If we have not received a signed and returned contract with your booking retainer within 3 days your **date can be released.** Please request another contract for the time of your signing. If you deem it necessary to cancel your date after your booking payment has been collected, your booking payment will be refunded if your date can be rebooked less an administrative fee of \$250 even if you have not returned your signed contract. You entered into a verbal contract once you paid your booking retainer and we turned potential renters away.

_____ Initials _____ date

The Farmhouse owner is close to the site during events and has full authority to enforce these rules and conditions. An onsite staff member can be hired to remain at your party for the duration of your party at \$300 per night. As the property owner we reserve the right to enter the premises to be used, or any of the grounds, at any time or on any occasion with no restrictions whatsoever. The Farmhouse owner reserves the right to ask any disrespectful, loud, lewd or disorderly Renter, vendor, employee or guest to leave the premises. We monitor for noise level and time of departure. The Farmhouse is closed, and the staff is not on duty on Mondays and Tuesdays. We will return your calls on Wednesday.

Any conditions or services not covered by these rules and conditions must be arranged with and agreed to in writing by the Farmhouse staff. **The Renter assumes responsibility for himself and his guests to see that the premises, equipment, and furnishings of The Farmhouse are left in a clean and orderly condition and do not disturb our neighbors. If not, it is understood that The Farmhouse will make the repairs (or replace items) necessary to the premises, equipment or furnishings to restore them to their prior condition upon completion of rental and charge Renter for such repairs and or excessive cleaning by retaining the Security Deposit or collecting additional monies. Noise complaints and sheriff office visits will forfeit the security deposit.**

By signing this contract, I the renter assume responsibility of myself, my wedding party and my guests.

It is my responsibility to enforce the rules. If you agree with this contract, please sign below:

Renter Signature _____ Print Name _____ Date _____

Bride/Honoree _____ Groom/Honoree _____

Renter e-mail _____ Phone number _____

Instagram _____

Address _____

_____ Farmhouse staff Signature 770-654-9307

Approximate Number of Guests: _____ Are you serving Alcohol _____ more than 4 hours? _____

Print EVENT DATE: Name of Event _____

_____ Day _____ Month _____ Year _____ 1day _____ 2 day _____ 3 day

Date _____ Hour to _____ Hour _____ 12 am **Additional hours following event @ \$250 per hour**

Date _____ Hour to _____ Hour _____ 12 am **or as agreed upon by staff** _____

Rental Fee _____ Security Deposit _____ Collected by Cash Check# _____ App _____

Today's Date _____ Clean up of your reception is included in this rental _____

If electing to DIY cleanup I may be charged \$250 if my party did not clean up per FH list *initials* _____

How did you book your venue? In person by phone call by email by text

Make checks payable to: Cathy Little / The Farmhouse at 30542

Mail to: Cathy Little 4627 Guth Road Flowery Branch, GA 30542 email: farmhouse30542@gmail.com

If using a credit card for convenience, any processing fees are deducted from your security deposit. (3%)

We have been very transparent with our requirements, what we expect of you as a renter. The security deposit is a refundable deposit to cover damages and honor contract time. Should all conditions of the contract be met by Renter (including their guests), the deposit will be refunded to Renter within **four/six weeks** following the event contracted for, less costs incurred by renter for any cleaning, breakage, damage, noise level of your party and/or excessive hours over the number of hours hereby contracted for. If the sheriff is called to your party, no refunds will be made. There will be no further obligations with the venue and your party will be terminated. Additional explanation of security payment is provided prior to check in.

By not adhering to the time allotment and all other restrictions as outlined will result in forfeiture of the deposit and additional restitution if deemed necessary to return the Farmhouse venue and grounds to their original condition.

You are to leave the house/grounds in the same condition as you checked in. If you have not left the house and grounds in such a way, there will be no refund of your security deposit.

Chargebacks to your credit card are meant to protect consumers from **unauthorized transactions**. If using a credit card for payment and you do not adhere to our policies outlined in this contract, that is not a reason to initiate a charge back after your party. Too many chargebacks can break a small business's bottom line and reputation among credit card merchants and processors.

I agree _____ *signature* _____ *date*

Please provide the Farmhouse with a copy of your timeline for us to provide the best service for you.

Flowers may be kept overnight in the basement grooms' room at room temperature of 70 degrees. From the web: "Warmer water promotes bud opening but also shortens vase life. A chilled solution, however, slows the flowers' metabolism and promotes longer vase life while still delivering the proper nutrition. As a rule, you should hydrate and feed flowers properly and store them in a cooler at a temperature of 34 F to 38 F, and at 75 percent to 85 percent humidity." We are not responsible for your flowers.

_____ initials

All fire ordinances must be obeyed at all times. No smoking is allowed inside the Farmhouse. There will be no celebratory discharge of firearms/or fireworks.

_____ initials

REHEARSALS

Sunday weddings or single day bookings may need to schedule a weeknight rehearsal for an additional fee. Call for availability for partial day rehearsals at 30 days prior to your event.

_____ initials

FALSIFIED RESERVATIONS: Any reservation obtained under false pretense will be subject to forfeiture of advance payment; deposit and/or rental money and the party hosts will not be permitted to check in.

Overnight Parking There can be overnight parking if you have booked for a following morning clean up. However, we are not responsible for your vehicle. All vehicles must be removed by 10 am the following day

A la carte items for day renters:

Gold Chiavari chairs rent	\$3.00 per chair
White metal bistro chairs rent	\$3.00 per chair
Round tables can be rented plus delivery	\$10 each
Corn hole game	\$40
Giant jenga/ring toss	\$40
Lighted golf tees	\$10 each
Décor package small	\$100
Décor package large	\$250
White globe lights (2)	\$50 each
36 champagne flutes	Not available during COVID
Propane heater with 48,000 BTUs of warmth in a 10-15 ft. diameter. Includes propane tank	Can be rented for \$50 each
Cupcake stand	\$50
String lights with 6 Bluetooth speakers	\$75
Bluetooth microphone	\$25
Linen package for our tables	Can be rented for \$350
Power surcharge for extra hookups	\$50
Farmhouse tabletops	\$40 each
12 metal bar stools	\$3.00 each
Metal shepherd's hooks	\$3.00 each
Dark wood sweetheart table	\$50.00
<ul style="list-style-type: none"> Ice storage cooler 	\$50.00

Any borrowed items should be returned to their storage location in a clean manner. If cleaning is required or rearranging of our items, you will see an additional charge on your party overview. There is an administrative fee for locating our farmhouse items after your party if you removed items mistakenly.

FORCE MAJEURE:

TFH shall be excused from any liability to Permittee (other than the return of the Security/Damage Deposit) if TFH cannot hold your Event, to the extent that the reason is attributable to any cause beyond the TFH's reasonable control, including, without limitations: acts of God, fire, flood, pandemic, war, sabotage, accidents, embargo, riots, labor disputes, or shortages affecting TFH or its suppliers, actions, or regulations of any government or governmental agency, civil authority and the inability of Operator to obtain equipment or transportation. You should be aware of our statement should it be impracticable for The Farmhouse to perform due to circumstances beyond its reasonable control.
_____initials

Should your rental happened in an unforeseen weather event (hurricane, tropical storm, unexpected snow storm) please plan accordingly, as there will be nobody to assist with any problems (snow or ice on sidewalks or roadways, steps, pinecones and tree limbs throughout the farm to remove, Power outages etc.) caused by inclement weather, should that be an issue. This is an unstaffed rental.

_____ Initials

I hereby release, relieve, discharge, and hold harmless The Farmhouse at 30542, and its officers, trustees, employees and representatives, from any and all liability or claim of liability, whether for personal injury, property damage or otherwise, arising out of or in connection with this event. By signing below, I acknowledge that I have read and understand this release of liability including any Covid 19 claims. **Signing this statement means that you; others working under contract for you (florist, minister, officials, planners, servers, decorators etc.), family members, others in your wedding party, and those attending your wedding will comply with the restrictions outlined in this contract. By not adhering to the time allotment and all other restrictions as outlined will result in forfeiture of the deposit and additional restitution if deemed necessary to return the Farmhouse venue and grounds to their original condition.**

Monies must be collected and deposited, and this contract signed and returned to reserve your requested date. Your reservation will then be confirmed and placed on our calendar.

Renters Signature: _____ **Date:** _____

Purpose(s): The Farmhouse at 30542 grants Renter permission to use the premises for a wedding or for _____ event. In granting Renter permission to use the premises, TFH in no way implies or expresses and endorsement of the Renter's views, and TFH may prohibit any solicitation proselytizing individuals not affiliated with the Renter. Renter agrees to abide by all policies outlined in The Farmhouse at 30542's rules and conditions otherwise known as policies. TFH requires that a single contact person be designated to represent the wedding party, sponsoring group or organization in all matters regarding event arrangements. Changes to any aspect of the event will only be made at the request of the signee indicated on page 1 of the contract.

Policy Changes: The Farmhouse at 30542 reserves the right to make policy changes without prior notice given to prospective renters or users of our property. Notice of policy changes will be provide promptly to those with existing reservations.

NOISE LEVEL OF YOUR PARTY:

You selected our location for its peaceful country setting away from the hustle and bustle of the city. Please respect our neighbors and livestock by **keeping your music and P.A. system at the party**. This is not the Friday night football stadium where the entire area needs to hear what is going on. We are situated on a wonderful hilltop and the noise drops into the surrounding lower areas. Keep the bass level at a minimum in order not to offend the closest neighbors. **No sub woofers**. Please ask the venue what the approved speaker placement is. We are limited to **2 speakers** with amplification. We prefer speakers to be placed on the ground. After working with several sound technicians, we have learned that noise is measured as LAeq in dB(A). 60 dB(A) (4 Sonos) is the top measurement for our outdoor location 100 feet from the dance pad. Ceremony amplification should not exceed 50 dB (A). Fall and Spring could result in a lower Db(A) due to less leaves on the trees for noise barrier (owners will determine this setting). You may have lowered music during set up (not at full sound. ¼ sound is acceptable). **Personal amplification during reception should be at a low volume not to be audible 300ft from event area**. We are a mellow farm setting without noise cancellation barriers. Any amplified live musicians must be approved by the Farmhouse.

I understand if there are noise complaints, I will lose a portion/all of my security deposit. **_____ Init.**

We will give one warning for too loud of party if there is a second complaint you will be asked to un amplify your party. There are nuisance regulations we must abide by as a business. See page 11

As you end the party ask the DJ to announce about headlights (shining in the neighbor's house) and to be quiet as they leave. Please exit as you came in. There are ditches on both sides of the parking field for drainage. You will get stuck and need a tow. Any assistance from the owners may result in a fee.

I will provide The Farmhouse with the contact information of my DJ/music 30 days prior to my event. If you are bringing your own Dj, there is no consultation fee for us to speak with your Dj regarding our speaker limits and location. It is your responsibility to make them aware you lose a portion of your security deposit if there is a noise complaint. Friday and Saturday night party noise lowers at 10pm and over at 10:30, Sunday night & weeknight lower at 9pm and over at 9:30. Lowering your music to half sound signals the end of you event. Just because you have decided on an outdoor venue does not give you a license to make as much noise as you want. No air horns. **No loud lewd or offensive lyrics no drunk and disorderly guests**. Tonight, these are your neighbors. Be courteous. Be respectful. We monitor your party for noise level and time of departure.

WEATHER: Customer understands that open pavilions are structures designed to provide limited protection from weather conditions, primarily sun, wind and rain; however, there may be situations, particularly those involving strong winds and lightning, in which these structures will not provide adequate protection and may even be damaged or blown over. Evacuation of outdoor structures is to avoid possible injury and is recommended when severe weather threatens the area. People must leave the tents and or outdoor areas seeking shelter in enclosed structures during these weather events.

Because it may be difficult to determine if the weather is severe enough to necessitate evacuation, the Customer /renter must err on the side of caution. In other words, if in doubt, evacuate. Customer/renter understands that it is his/her responsibility to be aware of changing weather conditions and to exercise its best judgment about the evacuation of outdoor areas. Customer should become thoroughly familiar with evacuation procedures. Customer/renter agrees that in the event of a predicted or actual storm or excessive winds guests and party should choose safety first.

WEATHER RELATED RISKS. Customer assumes all weather-related risks involved in holding an outdoor/tented event. The Farmhouse at 30542 has maintained to minimize said risk, however, should the tenting or equipment become unusable due to high wind, snow, rain, flooding, extreme cold or heat, power outage or any other factor beyond The Farmhouse's control, customer agrees not to hold The Farmhouse responsible.

_____ Renter Initials _____ Date

Things that happen which may or may not cause you to lose some of your deposit.
 Each event has its own circumstances. No two events have been the same.

Item	Condition on Departure
Bridesmaid yellow stools	make-up stains
Handicap bathroom door	broken wood casing
Natural rose petals/sparkler wires/hay straw	needed to be blown away. Next bride does not want
	brown rose petals for her party
Scratches on flooring	moving furniture must be done with caution
	Be careful storing items on shelves. Fridge should not be overstuffed! Take care not to melt items to the cook top
Scratches fridge interior/ cook top	Trash odor for next renters
Leaky trash bags left overnight inside	Bodily fluid \$250 additional soiling/food to remove
Carport/interior/barn flooring	Left overnight on carport for animals to rummage in
Trash	left for owners to remove
Trash bags	busted seats/soiled cushions
chairs	please remove these from sand trash cans
cigarette butts	The décor has been selected so that you may have
missing items	your party in a furnished staged house. Please do
	not take the décor.
	Flower girl picks at the seam of artificial turf
destruction of property	Parking cones have been run over
toilet paper holder	knocked off and needed to be reinstalled
used sparklers not removed	Please remove all items from your party
darts in groom's area	some missing and need to be replaced for next party
parking area	trash and bottles in the parking area/dirty diaper
ceremony area	programs or décor left for owners to remove
	Forgotten crayons left to melt in the artificial turf
	<ul style="list-style-type: none"> No thistle should be left from your décor. This is very invasive. We spray our pastures to keep this weed under control. Please be aware of your left flowers, they have seeds.
Reception area/ open barn	turf damage due to heater placement/spills/candle wax
	Staples at the barn for owners to remove; confetti
	Turf Damage due to customer décor items
1-3 minor infractions	10% deduction from Security deposit
4-7 " "	20% " "
8-10 " "	50% or you may be in jeopardy of losing your entire deposit

You will be provided an additional explanation of security/damage deposit funds 2 weeks prior to your event.

Renter Signature _____ Date _____

PETS: You or your guests must have prior permission before entering the farm or Farmhouse premises with any pets or service animals. You will be provided with a pet agreement. There is a fee associated with this agreement.

Initials _____ if this applies to you

Photography:

STANDARD IMAGE RELEASE I hereby give my consent for The Farmhouse to use my likeness in its publications, advertisements, websites, social media, video clips and other marketing collateral materials. I release The Farmhouse from any expectation of confidentiality for any of my guests and myself. Please give credit to our location in your photography posts on social media. All photos taken at FH by your Photographer will have shared intellectual rights with the TFH. Photos or video taken by TFH or hired professionals can also be used for promotional purposes.

Signed _____

Date _____

Good Neighbor Policy. The Property is a privately-owned home, and we enforce a good neighbor policy. We are approved for parties and special events with respect to our neighbors. Please treat the Property with the same care you would use with your own residence and leave it in the same condition it was in when you arrived. To prevent theft of or damage to furnishings of your personal property, you agree to close and lock doors and windows when you are not present at the Property and upon checkout. You and other Occupants agree to conduct yourselves throughout your stay in a manner that is respectful of and not disruptive to neighbors, traffic flow, or the community and that will not prompt complaints to the Owners from police, neighbors, or neighborhood or homeowner associations. Noise audible outside the Property is prohibited between 10 p.m. and 8 a.m.

Initials _____

Rude Behavior “We treat all clients with the utmost respect, and ask that our clients and their wedding party, family and guests do the same. Sadly, sometimes there is someone who goes out of their way to be verbally or physically abusive to wedding professionals. **At no time and under no circumstances whatsoever shall we tolerate abusive, violent, destructive, menacing, or harassing behavior from the client or any party acting on behalf of the client.** If such behavior does occur, we will quietly and respectfully inform the client and/or members to handle the situation. However, if the abusive behavior does not stop, we will consider it a breach of contract, and remove ourselves from the premises immediately without providing any further services and all remaining fees will be **due immediately** and, on the spot, regardless of further services not commenced and without any refund of monies paid. Disrespectful/rude behavior will not be tolerated. There will be a contract service charge of \$500 added to your final bill. (PITA clause) If someone needs to apologize for your behavior then you were rude.

I understand _____ date _____

Theeventhelper.com offers an online insurance quote. They offer weather related cancellation insurance Wedsure.com offers change of heart insurance. Wedsafe.com and many others. Choose which insurance fits your needs

Some further understanding on liability insurance from:

p.12 FYI

<https://www.brides.com/story/wedding-responsibility-and-liability-sandy-malone> with a few of our mishaps added in:

In case of what, you might be wondering. Allow me to fill in the blanks for those of you fortunate enough to have never seen a wedding group get out of control, or an accident occur at a party. Hotels and private venues have to protect their liability and their assets (materials and equipment that can be damaged) from potentially out-of-control guests.

Just in case a [drunk guest](#) dives into a shallow swimming pool and injures himself. Maybe the guest is not drunk, they just decide to take a short cut across the parking field at the farm and drive into a ditch.

Just in case guests get out of control and dance on tables and chairs, breaking or damaging them in the best-case scenario — breaking and damaging themselves in the worst case scenario.

Just in case the photographer leaves all his gear someplace where it can be tripped over and somebody takes a spill.

Just in case your decorator brings in their own Arbor, wraps it with burlap and the chandelier light bulb gets too close and catches fire during the reception. Someone has to pay for the damage to the outdoor turf. Your security deposit may not cover this expense and you will be required to pay the invoice or get your decorator to pay. Insurance is very important with your sub vendors. Your contract is with the venue. You are ultimately responsible for your vendors mishaps. Make sure you get their insurance unless you want to pay for their damages.

You rent heaters because of that unexpected cold front that blew in. The rental company provided you a heat shield but, you forgot to tell the groomsman it was necessary. The rental heaters were too close to the flooring and have caused a burn or melted area. Replacing outdoor turf is expensive. (\$3000 estimate) You don't just replace the spot, you replace the whole section or roll.

Just in case the [DJ or band](#) doesn't tape down their wires well enough and somebody trips, taking out the [wedding cake](#) and everything around it.

Brides and grooms: Expect to be given a liability waiver and damage agreement from most wedding venues you consider, but don't let it freak you out. Many wedding planners have similar agreements with their clients. You shouldn't be afraid to take responsibility for the behavior of your wedding guests unless you know that your friends and family are badly behaved, likely to destroy property or cause damage. If that's the case, you need to take a step back and reconsider whether those people actually belong on [your invitation list](#). You thought renting everything was expensive — I assure you that having to buy it because you broke it costs far more. Wait until you see the bill for replacement items after everything is said and done. It's NEVER inexpensive to pay for things your guests intentionally or unintentionally damaged. And that's why the bride and groom or responsible party renting a facility are held responsible.

It is unlawful for any person to make or create or cause to be continued any loud, unnecessary, or unusual sound or noise, which unreasonably annoys or is detrimental to others.

Further details from the State ordinances:

Party noise. It is unlawful for any person or persons in charge of a party or other social event that occurs on any private property to allow that party or social event to produce noise in such a manner that such noise is plainly audible at a distance of 300 feet or more from the building or structure from which the noise is emanating or in the case of real property, beyond the property limits, on which the party or social event is located, whichever is farthest, between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:00 a.m. and 12 midnight on Friday and Saturday. For the purposes of this subsection, a "person in charge of a party or other social event" shall mean any adult person who resides in or on the premises involved in such party or social event and is present at such party or social event. For the purposes of this subsection, "noise" shall mean the same sounds, or any combination thereof.

It is my duty as the business owner to keep the noise of the party at a tolerable level for the residential area. Even if that means I must measure the noise with a decibel reader. We do this for each party. If the noise is over 60 dbl at the yard light (100ft from the dance floor), we ask that the noise is reduced to the acceptable level. We can have our business license up for review if we do not. I know you and your family will be enjoying the party at the house. If the party noise is heard at the end of the driveway or to the next road over, that is 600 feet away and the next road over is 800 feet away. If you can hear the party past the property line, then someone can file a complaint. Gwinnett county has just recently adopted a new noise ordinance that noise should not be audible at 300 ft from the event location. We must be conscious of offending all people who could file a complaint.

In Atlanta there is an ordinance for human noise:

Human-produced sounds. It is unlawful for any person or persons to yell, shout, hoot, whistle, or sing on the public streets or sidewalks or on private property so as to create, or cause to be created, any noises or sounds which are plainly audible at a distance of 300 feet or more from the place, building, structure, or in the case of real property, beyond the property limits, in which the person is located, whichever is farthest, between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:00 a.m. and 12:00 midnight on Friday and Saturday.

You as the party host can be cited and I as the business owner can be cited. Noise is the first topic I cover when booking our venue for your outdoor wedding. Everyone has their different perception of loud. That is why we measure with the dbl meter.

Initials _____ date _____

Forms to be collected by venue:

Final venue visit before wedding rental _____

____ vendor list COI reminder **Date sent** _____ Date returned _____

____ Renter’s Insurance Certificate OI _____

____ Remember email

____ Who is your #2 **Date sent** _____ Date returned _____

____ Liquor Liability Doc **Date sent** _____ Date returned _____

____ One more thing

____ explanation of security deposit funds Clean up list _____

____ Ladder liability waiver release COVID liability disclaimer _____

____ Sub vendor liability release Music vendor _____

If contracting with FH clean up package:

____ Clean up Doc **Date sent** _____ Date returned _____

Not returning your forms could result in an administrative fee deducted from your security deposit. _____ initials

We strive to be through with our communication. Not signing your check in forms will result in a forfeit of your security deposit. _____ initials

- I approve the condition of Rental Property . _____ Date _____

Early check-in’s will incur a fee.

Wedding Couple _____

Person/s Financially Responsible _____

Renter gives her permission to: _____ to accept terms on her behalf.