



Venue Fee (Includes Alcohol liability license, cleaning fee, taxes) \$2485.00

Refundable Security/ Damage Deposit \$ 500.00

Total \$2985.00

Deposit for event \$500.00

Total due 30 days prior to Event \$2485.00

Venue Rental Agreement

This contract for the rental of a venue is made this day, _____ by and between **Windmill Village by the Sea Condo I Assoc. Inc.**, hereafter referred to as the Owner and _____, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at **10850 S. Ocean Dr., Jensen Beach, FL** and known as **Clubhouse Ballroom** and

Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

1. Upon signing this contract, the Renter shall pay to the Owner **\$500.00** which is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts. This deposit will secure the date for the rental of the facility.
2. The Renter shall have access to and use of the venue to decorate from _____ to _____ on _____ and for the day of the event from _____ to _____ on _____ (**no more than 5 hours for the event**) for the purpose of hosting the Renter's _____ event. Owner shall unlock and open the facility to give Renter such access.
3. The full rental fee for the use of Venue shall be **\$2985.00**. The balance of the rental fee due, less the non-refundable deposit described in (1) above and including a refundable security/damage deposit described in (6), shall be payable to the Owner **30 days prior to the event.**
4. By the end of the rental period, Renter **must** remove all personal property, (**This includes any rentals such as chairs, draping, dishes, decorations etc.**) trash, and other items that were not present in the venue when Renter took control of it, and clean the kitchen. Washing floors and sanitizing the bathrooms will be the normal duties of the Owner.
5. In the event that Renter fails to pay the balance due within the time period agreed upon in this contract, the Renter will forfeit the use of the facility and the date will be reopened to others to rent.
6. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue. A **\$500.00** refundable security/damage deposit will be held until a final inspection of the facility is performed by the owner or our representative. If no damages are found, the security deposit will be returned by check from the owner within 10 business days.

7. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction. Owner reserves the right to Binding Arbitration in lieu of litigation, at shared expense of both the owner and the renter.

8. Permission is granted that photographs taken of the event may be used by Windmill Village by the Sea in any marketing, social media, and advertising Windmill Village by the Sea venue.

9. To keep the natural setting of Windmill Village by the Sea property, no confetti, paper items, or streamers can be used outside of the building.

10. The use of sparklers can be used outside but only in the driveway area. There must be a container filled with sand that will be used to store the extinguished sparkler rods when finished. Container must be disposed of afterwards.

11. In the event the venue is damaged and is unusable for your event, you will receive a full refund.

12. Windmill Village by the Sea is not responsible for any theft or damage to yours or your guest's personal property during the event or for any aforementioned personal property remaining at the venue after the event.

13. ***This Rental agreement is for the exclusive use of the ballroom and adjacent patio only. The ramp to the beach and the gazebo is open to the residents of Windmill Village and must not be blocked at any time or prevent any persons from using them. The pool is NOT included in the rental and is off limits to you and your guests.***

14. Caterers being used for the event are responsible for cleaning the tables, cleaning the kitchen, and disposing of the trash at the end of the event. Proper removal of trash to insure no damage to interior floors and carpets is a must.

In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Renters Signature Date

Event Managers Signature Date
For and by the Board of Directors

Renters Signature

Managers printed name
10851 S. Ocean Dr. #170 Jensen Beach FL 34957 (772)-444-5903
wvbythesea@gmail.com

Renters printed name

Renters printed name

_____ Contact phone numbers _____

_____ Email addresses _____

_____ Parties Mailing addresses _____
