**SUNSET PLACE**

676 W. Dansville Rd.

Mason, MI 48854

(517) 525-1972

**RENTAL DATE(S**):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **AREA**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PURPOSE**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**NAME/RENTER(S**):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**ADDRESS**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PHONE:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **EMAIL**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

• Rental of entire property includes all lodges, pavilions, chapel, trails, campground and general use areas.

Off limits areas consist of any areas under construction/renovation, private residence and climbing / rappel tower (unless otherwise agreed upon)

**TERMS AND CONDITIONS:**

1**. PAYMENT**

A. RENTER agrees to pay a sum of $4000.00

B. Rentals require a 25% deposit due upon signature of this rental agreement. Deposit: $1000.00

C. Remaining balance of rental is due upon check-in for your rental period. (Or you may send payments)

D. Payment by check is the preferred. Please make checks payable to Sunset Place Events, LLC. We also

 accept cash.

2**. USE OF PREMISES AND GROUNDS**

 A. RENTER agrees to assume all supervisory responsibility for all persons present at facility during rental period. Facility and grounds are only to be used for stated purpose(s).

B. RENTER agrees to bag and remove all refuse created by their use of the facility. RENTER agrees to

clean the facility and to return the facility in the same condition as it was prior to rental period.

C. Smoking is NOT permitted inside of any buildings or in wooded areas, all butts must be fully

extinguished and disposed of.

D. As a rustic property please use caution on trails and uneven terrain. Please take note of all posted signs or emergency instructions. Respect the wildlife on the property and be mindful of the natural environment including varying terrain, poison ivy, down trees and other potential hazards of nature. In the case of any medical emergency please call 911, then notify camp host.

E. Campfires are permitted in designated fire pit areas (unless there is an issued township fire ban), great caution and diligence shall be taken to ensure fire is safely contained, fires should be fully extinguished after use.

F. Items such as tables, chairs, benches, beds etc. may be moved for your own rental purposes, all displaced items should be returned to their original location after rental use.

G. RENTER agrees that no duct/scotch tape, staples, tacks, or any other fastening devices shall be secured to the walls of the indoor premises except “Command” type brand damage free products and damage free painters’ tape are permitted.

E. HAVE FUN!! If you need anything or have questions, please call or text Host Laurel Hills at

517-285-1081.

**3. KITCHEN**

Sunset Place does not have an onsite commercial kitchen for cooking. We do have a basic residential kitchen that can be used during your event if needed for staging. We recommend using an outside caterer with a mobile catering kitchen for your event.

**4. MUSIC**

Music cannot be audible beyond the Sunset Place grounds. Dance Music (90dba) must cease at 11:30pm.

Please respect that Sunset Place does have neighbors. Continued use of our facility depends upon the goodwill of our neighbors and loud music will jeopardize this community relationship. Music can be moved indoors to the Neitz Building (Dining Hall) or Lodges, however, must remain at a reasonable level as deemed by host.

**5. PERSONAL AND ABANDONED PROPERTY**

Sunset Place and its representatives assume no responsibility for any property placed in the facility or on the premises or any property that is left on the premises after the event is over.

**6. ALCOHOL**

Renter agrees and warrants that there shall be NO CONSUMPTION OF ALCOHOL BY PERSONS UNDER AGE 21. Renter agrees to refuse to allow alcohol to be served to, or consumed by, any person who is visibly intoxicated or under 21 years of age. Renter shall monitor all service, if any, of alcohol and specifically acknowledges that Renter is solely liable for the consumption of any alcohol by any person on the Premises and that such liability shall extend to any aspect regarding the consumption of alcohol. Sunset Place may ask guests for identification to verify age and reserves the right to ask to the entire party to leave if (1) a minor is consuming alcohol; (2) an adult is providing alcohol to a minor; or (3) a guest or guests appears intoxicated and refuses to leave the premises. Renter shall indemnify and hold Sunset Place harmless from all liability for improper use of alcohol.

**7. INSURANCE**

Renter must provide a Certificate of Liability Insurance 30 days prior to the event whether alcohol is being served or not. (typically, this can be taken out with your homeowners’ insurance or purchased separately) This insurance certificate must explicitly state the following conditions:

1) $1,000,000 Bodily Injury and Property Damage Liability Limits;

2) $1,000,000 Host Liquor Liability must be specifically included in the above coverage;

3) Sunset Place, its owners, officers, agents, and employees must be named as additional insured for any claim or claims resulting from or growing out of the Renter or event.

Failure to provide evidence of this insurance to Sunset Coordinator 30 days prior to event can cause immediate cancellation of your event.

**8. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT**

RENTERS shall indemnify and hold Sunset Place/Sunset Place Events LLC harmless from all loss, liability, cost or damages that may occur or be claimed with respect to any person or property on, in or about the leased premises, or to the leased premises themselves, resulting from any act done or omission by or through RENTERS, its agents, employees, invitees, or any person on the premises by reason of RENTER’S use or occupancy or resulting RENTER’S non use or possession of such property, any and all loss, costs, liability. Or expense resulting therefrom; any furthers always agrees to maintain such premises in a safe and careful manner.

**9. CANCELLATION POLICY**

A. All cancellation must be in writing.

B. If RENTERS cancel before 90 days from the event date, guest may transfer one time to a new date without losing 25% nonrefundable deposit. Deposit is fully refundable prior to 180 days before the event.

C. If RENTER cancels within 90 days of the event all deposit and payments made are forfeited.

D. Sunset Place may cancel rentals due to emergency condition, or events beyond the control of Sunset Place, in case of cancellation initiated by Sunset Place, all rental, deposit or payment of monies will be refunded.

IN WITNESS THEREOF, the parties have executed this Agreement Sunset Place the date and year first written above

**RENTER’S SIGNITURE X**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**SUNSET PLACE**: X \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **DATE**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_