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# *The Barn*

## *By Two Brothers*

### **Rental Contract Agreement**

Hourly Rate Rental

3720 South 87th Street  
Fort Smith, Arkansas 72903  
Office: 479.434.6737  
Cell: 479.926.6083

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## THE BARN BY TWO BROTHERS

### HOURLY RATE

Hourly rate rental for The Barn by Two Brothers is **\$150.00 per hour**. No minimum hours are required for event.

Hourly rate is available for events **Monday, Tuesday, Wednesday or Thursday**.

Hourly rates cannot be utilized for wedding events.

Hourly rate is in segments of hour blocks (1:00 HR). If exceeded by 15 minutes (00:15 MIN), an additional hourly block will be charged at \$150.00 per hour. Hourly rental must be a single consecutive block of time.

Hourly rate begins upon admittance on the property (including set up outside/inside).

Rate ends when The Barn by Two Brothers property is cleaned, vacated and doors are locked.

A **\$150.00 non-refundable deposit** is due at the time the date is reserved.

Total balance must be paid in full at the end of the event on the same day.

Payments should be made to The Barn by Two Brothers. Cash/check are the only accepted methods of payment.

\*All cancellations by the renter must be in writing and confirmed by a representative of The Barn by Two Brothers.

### A LA CARTE ITEMS

Contact a representative of The Barn by Two Brothers to request selected à la carte items.

à la carte
<b>Motorized Cart</b> - \$100
<b>Parking Attendant</b> - \$100 ( <i>Recommended When Attendance is Over 75 Guests</i> )
<b>Additional Event Staff</b> - \$100
<b>Tent</b> - 20' X 20': \$250
<b>Bartender</b> - Included Complimentary and Required When Alcohol is Served

INITIALS: \_\_\_\_\_



## THE BARN BY TWO BROTHERS

### TERMS & CONDITIONS

- Event insurance is highly recommended.
- All events are to end before midnight (music, bar, clean-up, etc.).
- In the event the contract time is exceeded, an hourly rate of \$150.00 applies.
- Maximum occupancy inside The Barn by Two Brothers is 98. The east side pasture creates limitless possibilities for larger events.
- The loft (third floor) is not included with rental.
- The Barn by Two Brothers is exclusively a non-smoking facility. Smoking is only allowed in designated area.
- Only mechanical candles are allowed for use at The Barn by Two Brothers.
- The use of a tent on the property must be through The Barn by Two Brother's selected vendor.
- The Barn by Two Brothers Representative must approve items being used in the Bride & Groom send-off.
- The grounds surrounding The Barn by Two Brothers are not to be altered without permission; this includes the stage and dance floor.
- Self Service bars will not be allowed.
- The Barn by Two Brothers' staff are permitted to accept tips. Gratuity collected by staff is not paid to lessee.
- We reserve the right to escort any persons of bad conduct off of the premises.
- The Barn by Two Brothers is hereby released from any liability for any physical injuries or property damaged while sustained by or to the renters and/or guests. The renters agree indemnity and hold harmless The Barn by Two Brothers for any physical injury or property damage.
- The Barn by Two Brothers is not responsible and therefore cannot be held accountable for changes made due to Mother Nature and/or Natural Disasters.
- Renters are responsible for any damage and/or theft of furniture, equipment, or other items.
- Renters are responsible for any/all damages caused by vendors; this includes any violations of the contract caused by vendors.
- Event cleaning time is to be included in the contracted time.
- Lessee is responsible for removing personal items and decoration brought for the event by end of rental.
- In the event of excessive clean up, rental party is responsible for additional hourly rate (\$150.00) of time utilized to clean the The Barn by Two Brothers property. ("Excessive" will be determined by a representative of The Barn by Two Brothers and is defined as anything requiring more than basic cleaning).
- Multimedia (photos, videos, etc.) collected by The Barn by Two Brothers may be used in any publicity releases, advertising, online outlets, or any other publications.
- The terms and conditions are subject to change and the Lessee will be notified in writing of these changes. The rates and deposit are not subject to change.

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INITIALS: \_\_\_\_\_



## THE BARN BY TWO BROTHERS

**The renter agrees to the terms and conditions listed above as set forth in this contract. The contract must be signed and returned with \$150.00 rental deposit to reserve the date.**

Acknowledged, Agreed, and Authorized by Primary Contact/Renter: \_\_\_\_\_ Date: \_\_\_\_\_

Acknowledged and Agreed by The Barn by Two Brothers: \_\_\_\_\_ Date: \_\_\_\_\_

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