



THE BRYAN HOUSE

• SPECIAL EVENTS AND INN •

OVERNIGHT STAYS

Overnight stays are currently limited to renting the entire house only (meaning we are not currently renting per room or offering B&B service). Private owner's area not included.

Pricing for up to 8 guests starts at \$595 + taxes/fees. Contact us for details or book via AirBB/VRBO.

SPECIAL EVENTS PACKAGES

Special Events package pricing depends on varying details (e.g., total number of guests, length, what locations of the property will be utilized, etc.). However, bridal/baby showers and small get-togethers start at \$395 for 4 hours.

WEDDING PACKAGES

PACKAGE #1A – Ceremony ONLY / 1 day = \$950 and up t

- Wedding ceremony only (up to 4 hrs) + 1hr rehearsal within 1 week prior
- Up to 100 guests. Additional cost for over 100 guests.

PACKAGE #1B – Reception ONLY / 1 day = \$1,800 and up t

- Wedding reception only (up to 8hrs)
- Up to 100 guests. Additional cost for over 100 guests.

PACKAGE #1C – Ceremony & Reception / 1 day = \$2,600 and up t

- Wedding ceremony & reception (up to 12hrs) + 1hr rehearsal within 1 week prior
- Up to 100 guests. Additional cost for over 100 guests.

PACKAGE #1D – Ceremony, Reception & Rehearsal Dinner (night prior) = \$3,250 and up t

- Wedding ceremony & reception (up to 12hrs)
- Rehearsal dinner (post ceremony rehearsal) the night before (up to 4 hrs dinner)
- No overnight stay.
- Up to 100 guests. Additional cost for over 100 guests.

PACKAGE #2 – 2 days / 1 night

- Wedding ceremony and/or reception + 1 overnight stay (up to 6 guests) = **\$3,850 and up t ***
- Above + venue for rehearsal dinner the night before = **\$4,250 and up t ***
- Above + venue for rehearsal dinner and Sunday brunch = **\$4,850 and up t ***

PACKAGE #3 – 3 days / 2 nights

- Wedding ceremony and/or reception + 2 overnight stays (up to 6 guests) = **\$4,550 and up t ***
- Above + venue for rehearsal dinner the night before = **\$4,950 and up t ***
- Above + venue for rehearsal dinner and Sunday brunch = **\$5,650 and up t ***
- Overnight stay up to 8+/- guests (2 nights)

PACKAGE #4 – 4 days / 3 nights, or more = Customized quote case by case basis. t *

t Final price determined based on day of week, time of year and total number of guests for the events.

Example: Weddings with less than 100 guests will be less than a wedding with 200 guests (due to venue associated expenses, property prep, damage/liability risk, etc.)



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All wedding rental packages include:

- ✓ Use of the historical 12-acre estate for events up to 350 guests*
- ✓ The main house
 - Bride's room with make-up / prep area and full bath
 - Front façade of columns, entrance staircase, balcony & viewing/sitting area(s)
 - Gourmet catering & eat-in kitchen
 - Event/dining rooms (2) + other gathering areas
 - Owner's area will be closed and locked / off limits to wedding guests.
- ✓ Special event barn (1,500sq ft)
- ✓ Use of 55 white padded garden chairs, 48" & 60" round tables + 6' folding tables. Details TBD.
- ✓ Classic car garage with selected antique/classic cars (for photo ops).
- ✓ Pool (seasonally), hot tub & outdoor loggia/patio.
- ✓ Summer Kitchen Quarters.
- ✓ Property coordinator (NOT a planner, but a coordinator, to help schedule your vendor drop-offs, etc.)
- ✓ Mosquito, fly & bug spraying prior to check-in.

THE FINE PRINT

We strive to offer FLEXIBILITY + no nickel & diming, so YOU create YOUR dreams without stress!

Again, final pricing to be determined by the total number of guests in attendance, time of year of the wedding, and other factors discussed on a case-by-case basis.

Property is licensed for up to 350 guests (outside/under tents). The event barn holds 75 guests inside (standing) or 60 for seated dinners/events. The Main Estate holds 20-40 in the Great Room + 12-16 in the adjacent Dining Room. The Outdoor/Pool area seats up to 80.

Tents, additional tables/chairs (above 55), dinnerware, linens, etc. to be provided by the wedding party or outside vendor(s).

Restroom trailers or portable bathrooms are required for any events or weddings over 35 people.

Licensed & insured caterers only (with liquor license where applicable) for guests not staying on property. AirBB guests may cook/order in for themselves. **Insurance certs must be provided, and all vendors must be approved by The Bryan House in advance.**

General Liability event insurance must be provided (\$1million). We can help you obtain this, if you are not covered by your homeowner's policy, and the cost is usually around \$125-\$200 depending on details.

Professional wedding planners are highly recommended. Brides, as well as mothers of brides, cannot be day-of-wedding planners. Someone else MUST be in charge the day of the wedding. This is a MUST.

Rehearsal dinners and Sunday brunches are limited to 20% of the total wedding size (unless otherwise approved in advance by The Bryan House). Example a 150person wedding may have 30 at the rehearsal dinner or Sunday brunch.

KY sales tax (6%), and Hotel/Occupancy taxes (3%), where applicable, to be added to total package price paid to The Bryan House.

Additional details, terms & conditions to be provided within the rental agreement/contract.

* Overnight stays will be listed separately within the contract and invoice, per our Jessamine County special use & licensing permits (which separates overnight stays from special events). However, total cost for your event and overnight stay are reflected within the pricing.



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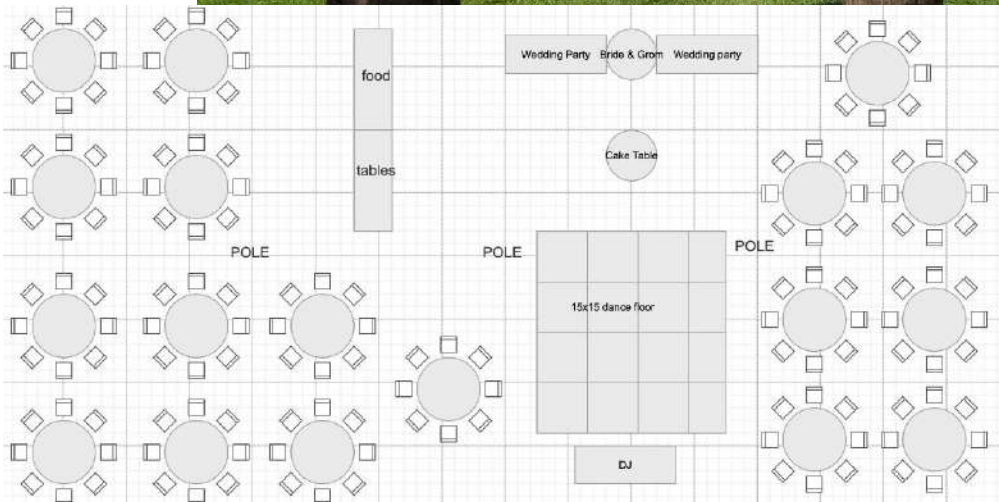
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ADD-ON OPTION \$7,500 + Package price

You are welcome to hire/contract your own tent/rental company; however, if you would like us to take this off of your plate, we are happy to do so! 😊

- 40'x60 or 40'x80' White Century Tent for up to 150+/- guests (w/open sides), string lighting (or similar), up to 150 white folding padded chairs, 15'x15' dance floor, 18 round tables (60"), rect. tables (6'-8'ea), 1 cake table (48"), delivery/pick-up and 1-time set up. *** Be sure to think about chairs for the ceremony and who's setting those up. We can go over the options with you, but as a guideline, if you have 150 guests and you want separate chairs in the front for the ceremony, that will cost approx. \$350 additional.
- 3-stall bathroom trailer, with AC/Heat, running water, etc. is included.
- Linens, side walls, heats/fans, and others not included, and can be added if desired.
- Catering, cutlery/plates/glassware, beverages, cake, floral, music, and photography are not included.
- All are avail for use for rehearsal + event at no extra charge. Cleaning / prep to be added or by guests.

Sample Layout 1 - This is only 1 that works well for 150 guests. You can adjust however you wish:



Please see our website and Facebook page for MANY additional pics