

RIVER EDGE CLUB

2288 NW American Legion DR ARCADIA FL. 34265

RENTAL AGREEMENT

I **rent this property**, known as the River Edge Club, with the knowledge that I am responsible for any and all damage to the building, outside grounds or property's associated with the River Edge Club.

Associated properties are as listed: tables, chairs, bar, acoustic panels, light fixtures, and fire extinguishers. Kitchen equipment includes freezer, refrigerators, and faucets. Restroom property includes toilets, sinks, and fixtures.

Security/Damage deposit is \$400.00 dollars. I understand that I will get my deposit back if there are no damages to said property and keys are returned. I understand that I am responsible for any money over the \$400.00 dollar deposit is paid or charges will be filed at the Sheriff Department. Please allow up to 48 hours for deposit refund.

Cleaning/Set up Fee is \$300 dollars. This fee is to clean the building after your use. **YOU ARE STILL RESPONSIBLE FOR PICKING UP YOUR TRASH, FOOD, DÉCOR, AND OTHER PERSONAL PROPERTY.** The refrigerator and freezer must be turned in free of food or drinks. Please have trash bagged in placed in designated location.

Key Charge is \$200.00 dollars to change locks and it will come out of the security deposit, before returning the remaining amount of said monies.

Rental price - Event pricing is \$800 and a \$400.00 mandatory damage and clean up deposit.

Security Fee – Events that will include alcohol and/or that are scheduled past 8pm will require a security guard present. The security minimum rate is \$200 for 5 hours, and any additional security is \$40 per hour. All security costs will be charged to the renter.

Supplies provided: Loaded dual toilet paper dispenser, paper towels filled in dispensers. Cleaning supplies provided are dish soap, broom, mop and bucket, and bagged trash cans. A total of 9 45-gal trash bags will be provided. We recommend you bring additional trash bags.

Set Up Days – If the day before your event is not rented/scheduled, you will be allowed a 3-hour window to set up decoration and bring in other items for your event. Extensive décor plans may need to be discussed with the manager for approval. If you plan to use your own table or chairs a fee of \$200 is applied for handling.

Final Payments – Payment for building, set up/cleaning fee, and security (if applicable) are due 2 weeks before scheduled event.

Day of Event – You will be granted access to the building as early as 8am day of your event. Your event must end by Midnight 12AM.

Event type

Event Date

Phone Number

Address

Guest Number (estimated)

Damage Deposit, \$400.

Rental Price:

Deposit:

Security:

/Total+

Additional Terms

Print Name: I _____ understand and agree with this rental agreement.

(Signature) _____

(River Edge Manager) _____ **Signed Date** _____

Updated July 2024

RIVER EDGE CLUB RULES

1. Do not drag trash bags across the floor. Take the can outside to pull out trash bags.
2. Do not take anything down from the walls, kitchen, or supply room.
3. DO NOT use sticky tapes, nails, or tacks on the walls. Only use scotch tape and YOU MUST remove all tape and decoration upon turning back the building
4. Do not attach anything to the ceiling. There are preset ceiling hooks to use at your discretion.
5. ABSOLUTLY NO SMOKING IN THE BUILDING. SMOKING IN THE BUILDING WILL RESULT IN YOUR \$400 DEPOSIT BEING LOST.
6. Please leave all tables and chairs where you found them, we will pick them up.
7. No alcohol will be used without arrangements are made and on the contract. NO GLASS BOTTLES PLEASE.
8. Do not use our paper towels for cleaning. Use the towels and wash cloths in the kitchen. Put the dirty ones in the sink.
9. No cooking or open flames allowed in the building. Only steam tables and chafing fuel cans allowed. Catered event preferably.
10. **THERE WILL NOT BE ANY BICYCLES OR VEHICLES IN THIS BUILDING FOR ANY REASON.**
11. **DO NOT PULL ANY VEHICLES ON THE FRONT SLAB FOR ANY REASON. IT IS A PUBLIC SIDEWALK.**
12. **NO OUTSIDE TRASH OR ALCOHOL IS PERMITTED OUTSIDE. KEEP ALL TRASH AND ALCOHOL INDOORS**

Any damages will be taken out of your damage deposit before it's refunded to you.

By signing, I agree and fully understand all these rules and except full responsibility.

Renter signature: _____

Date: _____