

Event Date: _____

Lake Sawyer Community Club Rental Agreement

Mailing Address for Rental Payments - Lake Sawyer Community Club, PO Box 9379, Covington, WA 98042

Physical Address: 29006 216th Ave. SE Black Diamond, WA 98010
Lake Sawyer Community Club - PO Box 191, Black Diamond, WA 98010

This Agreement made this date ____/____/____ between Lake Sawyer Community Club (LSCC) and _____, hereinafter described as the renter, establishes the conditions and requirements for rental of the clubhouse for the purpose of _____ that is on ____/____/_____.

At the time this agreement is signed and returned to the LSCC clubhouse manager, the renter will be required to pay the \$200 damage/cleaning deposit to secure the event date. Full payment of the rental rate is required 14 business days prior to the scheduled event. If the booking date is less than two weeks (14 business days) prior to the event date payment in full must be made online.

If renter cancels their reservation at least 30 days in advance, they will be refunded in full less the Paypal fee including the damage deposit. Cancellations less than 14 days prior to the event will have \$50 of their deposit withheld less the Paypal fee. Cancellations less than 48 hours prior to the event will have \$200 of their deposit withheld less the Paypal fee.

The renter assumes full responsibility and liability for any damages to the clubhouse or surrounding property, which is the result of actions of the renter and/or their guests during the term of this agreement.

The renter further agrees to follow the Closing Checklist and abide by the Clubhouse Rules located in the Rental Binder - Welcome Book at the LSCC Clubhouse. The Clubhouse key must be returned to the lockbox at the end of the rental period.

Renter can elect to clean the Clubhouse after their rental for a fee of \$200 or clean the clubhouse themselves. Please indicate below, what option you elect:

- **I will clean the clubhouse myself after my rental following the cleaning checklist provided. I understand the floors must be swept and completely free of debris and the floors need to be mopped thoroughly.**
- **I elect to have the Clubhouse Manager coordinate cleaning after my rental for a fee of \$200. This fee will be in exchange for the damage deposit unless additional damage was done to Clubhouse property.**

If you elect to clean the Clubhouse, the Clubhouse Manager will complete an inspection following the event; if additional cleaning services are required more than what is customary, a fee of \$60 per hour will be charged. Any repairs due to damaged property will incur a replacement charge including a charge for any labor necessary to fix damage. Any damage or additional cleaning required will be deducted from your \$200 damage deposit. If damage or cleaning exceeds \$200, additional payment can be paid online or a check can be mailed to PO Box 191, Black Diamond, WA 98010. If Renter fails to make a payment, legal action may be pursued.

Event Date: _____

Please initial below that you have read the Rental Agreement terms AND read the “Rental Binder - Welcome Book” with clubhouse procedures that the Clubhouse Manager has provided you over email: _____

The tenant agrees to the following conditions:

Initial in front of each bullet point.

- _____ 1. Member rental rate: \$ 350 Damage deposit: \$200.

- _____ 2. Get a banquet permit from the State of Washington if you are serving alcohol. (<https://lcb.wa.gov/licensing/online-banquet-permit>). A banquet permit is a permit you apply for that allows the service and consumption of liquor at a private, invitation-only banquet or gathering held in a public place or business. Examples include weddings, company banquets, retirement parties, and club, organization or church events.

- _____ 3. The number of persons allowed in the clubhouse at any one time is 97. No animals allowed.

- _____ 4. Tenant will follow the Closing Checklist located in the Rental Binder at the LSCC Clubhouse.

- _____ 5. Clubhouse key is to be returned to the lock box.

- _____ 6. Renter will take out all garbage and put it in the receptacle bin on site. Personal property from the premises must be removed at the end of rental period.

- _____ 7. The LSCC facility is a non-smoking facility. Smoking outside of the facility is allowed 25 feet from the building and it is imperative that smoking debris be discarded appropriately.

- _____ 8. Do not...
 - Change the temperature on the thermostat.
 - Use nails in walls.
 - Put coolers or decorative beverage buckets on the main floor. Spills on clubhouse floors will be cleaned by the renter immediately, both for safety and for preservation of the floors.
 - Use loose glitter, confetti, bubbles, stickers or bales of hay for decorating.
 - Set up bouncy houses, mechanical bulls, or similar items in or outside of Clubhouse.
 - Use candles for decorations (birthday candles okay).

- _____ 9. Per Fire Department, no “deep frying” allowed in the building.

Hold Harmless and Indemnification

The renter hereby releases and shall hold harmless and indemnify the Lake Sawyer Community Club including; members, officers, management, affiliates and related entities thereof for all claims, attorney’s fees, and other costs or liabilities incurred by or asserted against any of the foregoing as a result of use of the Lake Sawyer Community Clubhouse and its facilities. The LSCC and its management will not be held responsible for any loss or damage to any personal property of any kind.

Event Date: _____

Renter Signature _____ **Date** _____

Print Name _____

Address _____ # _____ City _____ State _____ Zip code _____

Phone _____ Email _____

Optional Rentals

If you would like to use any of the following provided by the Clubhouse, check the boxes and pay for rentals online.

Podium stand (\$10)

Microphone, receiver & speakers (\$25)