



Booking Contract for Renting the Luv Happii House

This agreement is entered into on [Date], between Neidra Crosby, Luv Happii Realty (starting now referred to as the "Host"), and "Renter" (starting now referred to as the "Guest").

- ☐ Private Event
- ☐ Day Pass
- ☐ 420 Flower Experience

Property Details:

Property Address: Luv Happii House, Country Club Hills, IL

Rental Details:

Rental Date:

Rental Duration:

Rental Purpose:

Renter's Details:

Guest's Name:

Guest's Mailing Address:

Guest's Email:

Guest's Phone:

Driver's License Number:

Payment Terms:

Private Event Rental: \$375 up to 8 hours. This includes the cleaning fee. A 50% deposit of the total is due when booking. The balance is due 10 days before the event.

Day Pass Rental: \$150 for the day. A day pass is for entrepreneurs and professionals who need a new space to work or network. Use this space for your next podcast, photoshoot, one-on-one client meeting, and content creation. This does not include access to the upstairs bedrooms or bathrooms.

420 Flower Experience: \$420 up to 8 hours and includes Nikk's Lit Kit and the cleaning fee. A 50% deposit of the total is due when booking. The balance is due 10 days before the event. Nikk's Lit Kit Menu will be provided.

Payment Method: Once your contract has been received, an invoice will be sent to your email. A 50% deposit is due upon receipt to hold your date.

Terms and Conditions:

Use of Property:

The Guest agrees to use the property solely for the purpose stated in this agreement.

No illegal activities or activities that may cause harm to the property are allowed.

Pets

No pets allowed.

Capacity:

Short-term Stay: The maximum number of guests: 5

Private Events and Day Pass: The maximum number of attendees/guests: 20

The Renter agrees not to exceed this limit.

Responsibility for Damages:

The Guest is responsible for any damages to the property or its contents caused by the Guest or attendees during the rental period.

Clean-Up:

The Guest agrees to leave the property in the same condition as it was at the beginning of the rental period. An additional cleaning fee of \$100.00 will be charged if extra cleaning is required.

Cancellation Policy:

Any cancellations made by the Guest 14 (fourteen) days before the rental date will receive a 50% refund.

Cancellations made within 13 days or less before the rental date will not be eligible for a refund.

Indemnification:

The Guest agrees to indemnify and hold the Host harmless from any claims, damages, or liabilities arising from using the property during the rental period.

House Rules:

- Quiet Hours are 10 PM- 7 AM
- Cannabis smoking only and only in the smoke lounge
- Park in the garage, drive, or legal parking areas
- Clean up after yourself

The Guest is advised to obtain event insurance to cover any unforeseen circumstances concerning their event.

Miscellaneous:

No pets are allowed on the property unless prior written consent is obtained from the Host.

This property is cannabis friendly. No other smoking is allowed.

Signatures:

Host/Owner: Neidra Crosby

Signature

Renter:

Signature

Date:

This contract is a legal and binding agreement between the Host and the Guest. It outlines the terms and conditions of renting the specified property for the designated duration. Both parties should read and understand the terms before signing.