

## RENTAL AGREEMENT – SCHAEFER FARM EVENTS

This rental agreement is by and between Schaefer Farms (hereinafter known as the “owner”) whose address is 14842 Burbank Road Burbank, Ohio 44214 and telephone is 888-2SAYIDO (888-272-9436) or 440-759-0540, info@schaeferfarmevents.com and

“renter” \_\_\_\_\_  
whose address is \_\_\_\_\_ and  
telephone is \_\_\_\_\_.

1. Premises: Owner hereby agrees to provide to the Renter under the terms and conditions set forth below, the following:

- Access beginning at 9 am (or other agreed upon time) on \_\_\_\_\_ and continuing until 10:30 pm on \_\_\_\_\_ for the sum of \_\_\_\_\_
- Dessert Table choice
- Gift Table
- Farmhouse Style Tables (runners provided by renter or provided with a deposit per item)
- White Chairs for reception seating
- Farmhouse décor (barrels, crates, venue Edison lighting)
- Ceremony area with seating
- Indoor barn space provided for up to 150 people
- Head table for wedding party or sweetheart table (covered with white table covers)
- Access to ceremony area for 1 hour before event at designated day/time per agreement for rehearsal
- Indoor Bar Access
- \_\_\_\_\_

**Venue Rental Cost:** \_\_\_\_\_

**Optional Selections:** Any optional selections can be found on our website and will be added following the initial meeting. A separate invoice will be sent with the additional selections.

[Optional Selections Menu](#)

**Total Optional Selections'** \_\_\_\_\_

**GRAND TOTAL** \_\_\_\_\_

**Less Deposit Paid to secure date:** - \_\_\_\_\_

**Amount Due not less than 60 days prior to event** \_\_\_\_\_

*Any security deposits held will be released within 24 hours of the event's completion.*

2. **Payment Schedule:** A \$1,000 non-refundable deposit is required to secure the booking. The final balance must be paid at least 60 days before the event.
3. **Cancellation:** If the renter cancels, written notice must be given to the owner. The renter has 30 days to make a new date selection based on the following:
  - Cancellations 6+ Months Before the Event:**  
A new future date must be selected (subject to availability) within 30 days of cancellation of original date. All payments made (above the non-refundable deposit) will be applied to the new contract, which will reflect updated pricing for the new date and year.
  - Cancellations Less Than 6 Months Before the Event:**  
A new future date can be selected (subject to availability) with a \$350 rebooking fee to secure the new date. 50% of payments made (above the non-refundable deposit) may be applied to the new contract, which will reflect updated pricing for the new date and year.
4. **Refund:** The \$1,000 deposit is NON-REFUNDABLE. Any remaining balance paid will be refunded, or the outstanding balance adjusted if unpaid, based on the following conditions:
  - Refund Policy: Cancellation 12+ Months in Advance:**  
If canceled at least 12 months before the event, a full refund will be provided, minus the \$1,000 non-refundable deposit.  
Example: For a \$5,000 event, paid for fully, cancelled 13 months in advance, the refund will be \$4,000 (\$5,000 minus the \$1,000 deposit).
  - Cancellation Less Than 12 Months in Advance:**  
If canceled less than 12 months before the event, a 50% refund of the total contract amount paid, minus the \$1,000 deposit, will be provided if a replacement renter is found.  
If no replacement renter is secured, no refund will be issued.  
  
Example: For a \$5,000 event canceled 9 months in advance, with a replacement renter secured, the refund will be \$2,000 (\$5,000 minus \$1,000 deposit, multiplied by 50%).
  - Refund Timing:**  
Refunds will be issued 30 days following the originally scheduled event date.
5. **Usage:** Renter shall comply with all laws applicable to the use of the premises and shall refrain from committing damage/waste to the property or rented items or

excessive cleaning. Excessive cleaning fee at a minimum of \$350 per event space at Owners discretion may apply.

6. Policies: Renter acknowledges receipt of a copy of Schaefer Farms site policies and further agrees to comply with the same.
7. Alteration: Renter shall, under no circumstances, modify the existing layout of the property without the express written consent of the Owner. Furniture is not to be moved without the consent of Schaefer Farms.
8. Event Insurance Requirement: The renter must purchase an event insurance policy with at least \$1 million coverage for a single occurrence and \$2 million total coverage for all potential claims (aggregate) at least 30 days before the event.

Alcohol Liability: If alcohol of any kind will be served at the event, the policy must include coverage for alcohol-related liabilities (e.g., injuries or damages caused by intoxicated guests).

Owner as Named Insured: The policy must list the venue owner (Schaefer Farms) as an additional insured. This ensures the owner is protected under the renter's insurance policy in case of any claims or liabilities arising during the event.

Schaefer Farms: 14842 Burbank Road, Burbank Oh 44214  
Contact Person: Melanie Schaefer

9. Indemnity: Unless otherwise waived, Renter shall indemnify and hold owner harmless against all claims, liabilities, damages and losses, including expenses incidental to the defense of the same, resulting from:
  - a. Injury, accident or death of any person(s) occurring in conjunction with the renter's use and occupancy of the property;
  - b. damage to the property occurring in conjunction with renter's use and occupancy of the property, and;
  - c. negligence or breach of this agreement (to include venue policies) by the renter and/or renter's employees, contractors, agents or guests.
10. Force Majeure: The Owner will not be liable for any failure or delay in the performance of an obligation under this agreement due to acts outside of their reasonable control, to include, but in no way be limited to, acts of God, accident, riot, war, terrorist act, epidemic, pandemic, quarantine, civil commotion/unrest, natural catastrophe, governmental acts or omissions, changes in laws or regulations, strikes, fire, explosion, utility outages. For purposes of avoiding doubt, this does not include a party's financial inability to perform its obligations hereunder.

11. Assignment: Renter shall, under no circumstances, assign this agreement, in whole or in part, without the express written consent of the Owner.
12. Quiet Enjoyment: The venue is located in a rural area, and guests may occasionally hear sounds associated with nearby agricultural or recreational activities, such as gunshots from hunting or target practice. Additionally, due to the proximity to farming operations, there may be natural odors such as manure. The renter acknowledges and accepts these environmental conditions as part of the venue experience.
13. Miscellaneous: This agreement represents the entire understanding between the parties and replaces any prior discussions. It is binding on both parties, their heirs, representatives, and successors. Any waiver must be in writing and does not apply to future situations unless explicitly stated.
14. Severability: The provisions of this agreement shall be severable and the invalidity of one provision shall not affect any others.

Witness the execution of this agreement, by the undersigned parties, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Representative, Schaefer Farms - Owner

Print Name(s) – Renter(s)

Signature(s) – Renter (s)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
By signing, the renter acknowledges financial responsibility for all obligations under this agreement.