



MEMBER RENTAL AGREEMENT

Renter Name(s)			
Street Address			
City, State, Zip			
Mobile #			
E-Mail			
Rental Date		Occasion	
Table Setup (up to 12)			

A RENTAL WILL INCLUDE A ONE DAY RENTAL STARTING AT **11:00 AM** AND ENDING AT **11:00 PM** or **MIDNIGHT** FOR FRIDAY AND SATURDAY RENTALS. **THE RENTAL FEE OF \$ 350.00 AND A REFUNDABLE SECURITY DEPOSIT OF \$ 175.00 ARE DUE AT THE SIGNING OF THIS AGREEMENT.** SEPARATE CHECKS ARE TO BE MADE PAYABLE TO: **FRIARS COVE LODGE, INC.** AND RETURNED TO THE FRIARS COVE LODGE, INC.'s **RENTAL COORDINATOR. (See last page for contact info).** THE RENTAL FEE WILL BE DEPOSITED WITHIN 30 DAYS PRIOR TO THE EVENT AND THE SECURITY DEPOSIT WILL BE DEPOSITED AT THE SIGNING OF THE AGREEMENT.

Security deposits will be refunded within 14 days after the event AND upon completion of the walk through by 9:00 AM the following day.

Cancellation Policy – At any time after the signing of the agreement the renter decides to cancel their event, the security deposit will be kept in full. If the event is cancelled within thirty (30) days of scheduled event the rental fee will be kept in full in addition to the security deposit.

Checks returned for insufficient funds will be charged an additional \$75.00.

No guns or weapons are allowed on the grounds at any time.

Rental Terms

1. All renters must obtain a certificate of liability insurance in the amount of \$1,000,000 naming Friars Cove Lodge, Inc. ISAOA/ATIMA, 215 Kingston Drive Addison IL 60101 as an additional insured. Certificates can be obtained from your current homeowner's/renter insurance company.

2. All individuals, members & non-members in attendance at a planned event at the Friars Cove Lodge are the responsibility of the renter and the renter will be held accountable for their actions.
3. The signed rental agreement, rental fee, and security deposit must be returned to the rental coordinator in order for the date to be reserved. The Certificate of Insurance must be turned in 30 days prior to the event and provided to the rental coordinator.
4. All events are being held according to "Restore Illinois" guidelines, the rental coordinator will inform you of the total number of individuals allowed at your event, please comply with this number. Friars Cove Lodge, Inc. will be following CDC & IDPH guidelines for cleaning & sanitizing our facility; however individual renters will be responsible for providing masks & hand sanitizer to their guests. Soap in the bathroom facilities is provided by Friars Cove Lodge. All tables and chairs will be setup based on the number of guests the renter informs the lodge coordinator AND all guests are expected to maintain "The Lodge" guidelines.
5. Video/Audio Surveillance: The Friars Cove Lodge, Inc. maintains video/audio surveillance of its premises with the exception of private areas; restrooms, showers & dressing rooms. All video/audio cameras positioned in appropriate places within and around the Friars Cove Lodge, Inc. buildings and property can and will be used to facilitate the safety and security of patrons and property. Tampering with video/audio equipment during an event, will result in termination of the event & forfeiture of the security deposit.
6. Friars Cove Lodge, Inc. is located in the middle of a residential neighborhood, to be respectful towards the residents of our community ALL windows and doors are to be closed at all times we request no loud music or noise to be present after 11:00 PM. Please keep all guests confined indoors and there is no loitering in the parking lots or playground area. Failure to comply will result in security deposit forfeit.
7. Decorations: ONLY freestanding and or table decorations are allowed. Nothing is to be tacked, taped, stapled, nailed or glued to the walls, fireplace front & mantle, doors or light fixtures. Failure to comply will result in security deposit forfeit.
8. Cleaning After Your Event: "Please leave our facility in the condition you found it in" is our motto. Floors broom swept, tables & chairs wiped off & left up, kitchen appliances clean of food spills, grease and garbage, refrigerator & freezer emptied. Please DO NOT dump any grease down either the kitchen or bar drains, as this will cause a backup, for which the renter will be responsible for all plumbing repair costs.
9. Use of the pool is not available to renters who are not members of the Friars Cove Lodge, Inc. If access to the pool is requested contact the lodge coordinator for pricing. This request will be needed 2 weeks in advance of your event.
10. The outside deck is available for guests to enjoy, please dispose of all garbage. Other areas to be picked up after include, the front entrance landing, stairs, lawns, parking lots & playground. Garbage strewn about the property after an event will be subject to a \$150.00 fine, or if excessive, security deposit forfeiture.
11. Garbage Removal: All garbage, including bathroom areas must be placed in garbage bags which will be provided and must be disposed in the dumpster located in the Northern parking lot. Please DO NOT DRAG the garbage bags on the concrete or asphalt to the dumpster as you may wheel the garbage cans to the dumpster. All garbage is to be placed in the dumpster & the lid shut.
12. At the end of the function, turn off the stove, oven, warmer, heat/air conditioning, the cooler behind the bar, and turn off all lights and ceiling fans. Lock the doors & return the key to the rental coordinator.

Alcohol Policy:

The serving of or consumption of alcohol by persons under the age of 21 on Lodge property is strictly prohibited. Friars Cove Lodge, Inc. does not provide security for or supervision over alcohol served by Renter and shall not be liable for any damages, injury or loss sustained by any party as a result of the consumption of alcohol by any Renter or guest of Renter. The Renter hereby agrees to indemnify and hold Friars Cove Lodge, Inc., its officers and agents, successors or assigns harmless from any and all claims for damages and or injuries that may arise from or which in any way may be related to the consumption of alcohol by any person while on Lodge property. Renter further agrees to pay all costs, including reasonable attorney's fees with may arise out of any claim stemming from the provision or consumption of alcohol by Renter or Renter's guests while on Lodge Property.

NOTE: ANY MEMBER OR RENTER WHO DISREGARDS THIS POLICY AND ALLOWS THE CONSUMPTION OF ALCOHOL AT THEIR PARTY BY ANY PERSON UNDER THE AGE OF 21 WILL LOSE THEIR RENTAL PRIVILEGES IMMEDIATELY AND INDEFINATELY, INCLUDING THEIR CURRENT RENTAL. AFTER CONFIRMATION OF ANY VIOLATION, ANY TWO (2) OR MORE BOARD MEMBERS MAY VOTE TO IMMEDIATELY CLOSE DOWN THE RENTAL. THE RENTER WILL FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT FOR THAT RENTAL.

Security Deposit:

The full security deposit will be returned to you provided: 1) key has been returned; 2) Lodge is left in good condition; 3) nothing has been damaged. If anything has been damaged, a fee will be charged at a rate of 150% for the replacement of the item including labor, if applicable. This will be deducted from your security deposit and a claim filed with your insurance company, if needed. Additional charges listed below are as follows;

- Lost key or key not returned by the required time - \$75.00
- Tape, nails, tacks, staples, etc. on wall or ceiling, etc. – Full Security Deposit
- Excessive noise or disruption of a neighborhood residence – Full Security Deposit
- Garbage around property - \$150.00 (if excessive, then Full Security Deposit)
- Tampering with OR interference with the viewing of Video/Audio equipment – \$ 500.00 fine and loss of future lodge rental privileges.
- Lodge not left in broom swept condition - \$100.00 minimum
- Loss or misplacement of remote controls - \$100.00 minimum

It is your responsibility to notify your Rental Coordinator, prior to the start of your function, if you notice any damaged items. Missing or damaged items due to the renter's event will be deducted from the security deposit.

Agreement:

The undersigned agrees to abide by the rental terms listed above and that he/she will be responsible for any damage to the Lodge building, tables, chairs, appliances, bathroom, plumbing or other Lodge property. If complaints are received that a function is too loud or out of hand, the function will be terminated and there will be no refund of rental fee. If alcohol beverages are served to guests, you will ensure they are over the age of 21. Friars Cove Lodge, Inc. assumes no liability for any event, injury, or other action arising from the undersigned making alcohol beverages available to his/her guests.

Key Pick-Up:

The renter will be given a key from the rental coordinator and will be provided guidance for key pick up and return. You may pick up the **key after 11:00 AM** the day of your event and you may not enter the anytime prior this time, unless prior arrangements have been made with the rental coordinator. Once the key has been provided to the renter you are responsible for the venue until the key has been returned to the lodge coordinator. The Lodge key that was provided needs to be returned at **9:00 AM** the following morning at which time the walk through will take place with the lodge coordinator.

Member Rentals:

Friars Cove Lodge rental is available to members in good standing of Friars Cove Lodge, Inc. (member defined as the *dues-paying homeowner(s)* and *adult (over age 25) family members residing in home*). The member must be present at the scheduled function. Anyone found in violation (i.e. renting in your name to secure a member discount for someone else) will forfeit the security deposit as well as potential loss of future lodge rental privileges.

RENTER:

Name(s) _____
(Please Print)

Signature(s) X _____ X _____

Address: _____

Date: _____

RENTAL COODINATOR:

Signature

RENTAL COORDINATOR: Louis Colella **E-MAILS:** rentals@friarscove.com

CALL OR TEXT: 708-494-0592