

Lou Lou, LLC  
**Artist Cottages at the Orleans Market Square**  
2026 Artist Application and License agreement  
Seasonal, Festival and Saturday Market

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

All artists are required to have at least 1 social media address live and marketing regularly.

Website address: \_\_\_\_\_

Instagram: \_\_\_\_\_ Twitter: \_\_\_\_\_

Facebook: \_\_\_\_\_ Etsy \_\_\_\_\_

Please provide a brief description of your work and yourself

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Price range of your art items: \_\_\_\_\_

What are your goals for this season at the cottages: # of sales \_\_\_\_\_ \$ \_\_\_\_\_

Something else? \_\_\_\_\_

Using no more than 3-5 sentences your suitability to participate in an interactive work environment. I.e. Sell to the public and work among other artists and visiting public.

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Please list any regional affiliations (i.e., Art Associations, guilds, or other juried group) and or other juried shows which you have participated in, as well as any other experience you have had selling your artwork (i.e galleries, shows)

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**ALL ARTISTS MUST provide 3-5 high resolution digital images of your work. Images must be 300-360 dpi. Please do not/ send photographs or print out images of your work SEND INFORMATION TO [janice@capecodbrokerage.com](mailto:janice@capecodbrokerage.com)**

**FULL SEASON ARTISTS PRICES ARE DETERMINED BY THEIR LICENSE AGREEMENT**

**Resident Artist Program:**

Are you applying for a resident artist position at the artist cottages? Yes

Are you applying for just the 2026 season?

The resident artist does not have to complete an application each year. You complete this one in full and if approved for the resident program you will not be required to complete the application process for 5 years. Each year by January 15 I will need to receive an email notify us you are going to opt on your week (s). I will invoice you, then send payment and updated information i.e. insurance etc. Done!!!! that week is yours and you know the cottage depending on your medium of art.

This program is for those who seek to go through the program from cottage to independent retailer. This allows you to sell in the same cottage each year for 5 seasons. At the end of the fifth season, your Resident Application will have to be renewed.

2026 Application Fee \$25.00 (all artists) all applications must be completed and current details attached.

2026 Season - Cottage \$250.00 per week (marketing fee included)

Fall Season weekends Sat – Sunday Cottage \$75.00

Fall Season Saturday only market Cottage \$50.00

Fall Season Saturday and Sunday Tent \$25.00

Lou Lou, LLC  
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 2026 Artist Application  
 Dates, Rates and Hours

**Dates:** Please check the week(s) you would like to request: **2026 Summer Season**

preseason weekends	Date		Cottage Saturday 50.00	Cottage Weekend 75.00	Tent Saturday Market only 25.00
1	6/7	Sat only			
2	6/14	Sat only			
3	6/21	Saturday Sunday			
Week	Rental Starts	Rent time Ends		Cottage 250.00	Tent Saturday Market only 50.00
1	6/25/2026	6/30/2026			
		Summerfestival		300.00	150.00
2	7/2/2026	7/7/2026	Summerfest	Summerfest Cottage	Tent
3	7/9/2026	7/14/2026			
4	7/16/2026	7/21/2026			
5	7/23/2026	7/28/2026			
6	7/30/2026	8/4/2026			
7	8/6/2026	8/10/2026			
8	8/13/2026	8/18/2026			
9	8/20/2026	8/25/2026			
10	8/27/2026	8/31/2026			
11	9/3/2026	9/8/2026			

Anyone who wishes to rent a tent for the Winterfestival may apply now. Invitation is for cottage only

Shoulder weekends	Date	Cottage Sat only (resident only artists)25.00	Cottage Weekend 75.00	Cottage Saturday Market only 50.00 Non resident price	Tent Saturday Market only 25.00
1	9/13-14				
2	9/20-21				
3	9/27-28				
4	10/4-5				
5	10/11-12				
6	10/18-19				
7	10/25-26				
8	11/1-2				
9	11/8-9				
10	11/15-16				
11	11/22-23				
				Winterfest Tent Winterfest Cottage	150.00 300.00
winterfest	11/29/2026	This is by	Invitation only		

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2026 Artist Application

2026 Rental includes:

10x12 Wood framed cottage.  
/Electricity

Rack Card: Rack Card brochures will be distributed to various locations.

Web Site: Includes all happenings at the cottages including an Artist Bio and year- round contact information. Every artist remains on the website for 1 year. Unless you are a Resident and therefor will remain.

Social Media: Facebook: Artist Cottage Orleans

Instagram: artistcottagesorleans

Resident Artist will have login for Artist cottage Instagram.

We will be hiring a marketing company for large media advertising

**BANNERS & SIGNS**

There will be 3 large banners and several signs welcoming visitors and shoppers to the cottages along with 2 large and colorful OPEN FLAGS. The AC will be posting the opening hours.

Farmers

Market: Weekly shoppers will have direct contact with the Artists

Print: We will be posting online publications throughout the Cape

Chamber: Membership and advertising on their "What to do in Orleans" Page. Each Resident Artist will have the login to the Chamber website to add their own events and marketing through the cottages.

THIS VENUE IS FOR ARTISTS TO SHOW, SHARE, GET FEEDBACK AND SELL THEIR ART. THE LANDLORD IS NOT FULLY RESPONSIBLE FOR MARKETING YOUR "BUSINESS". YOU MUST MARKET YOURSELF.

**LOU LOU, LLC  
ARTIST COTTAGES at Orleans Market Square  
LICENSE AGREEMENT 2026**

Name: \_\_\_\_\_ Business name: \_\_\_\_\_

**Application, license agreement and payments are to be mailed to:**

Lou Lou, Inc.  
PO Box 65  
Orleans, MA 02653.

**For personal delivery or credit card payment please call Janice for appt to come by the office.**

12 West Road,  
Orleans, MA 02653 -

\_\_\_\_\_  
I, Todd G. Thayer, Manager of Lou Lou , LLC, 12 West Road, Orleans, Massachusetts, 02653, 508-255-1655 hereby give permission to, \_\_\_\_\_ (hereafter known as Artist), to use a Cottage located at the Artist Cottages at Orleans Market Square, adjacent to the Orleans Farmer's Market located at 21 Old Colony Way, Orleans MA, for the term specified on the invoice.

1. Permission terminates and is withdrawn upon (a) any change in user or use, (b) attempt at voluntary or involuntary transfer of use of the cottage by the artist, or (c) revocation of permission by Lou Lou, LLC in which event Artist shall immediately cease using and vacate the Cottage.
2. The permission extended cannot be transferred or assigned to any other person WITHOUT PRIOR CONSENT OF THE BOARD OF DIRECTORS.
3. Lou Lou, LLC, or its designer has the right to approve in advance all improvements, and if the Artist fails to obtain such approval, to cancel and rescind this license.
4. Artist must maintain the Cottage and the grounds immediately surrounding it in good order and repair, and upon failure to do so permission may be with- drawn and the license cancelled and rescinded.
5. The artist is required to maintain the hours of operation specified.

Full Season we will be open: Wednesday to Friday 10 a.m.-5 p.m.; Saturday 8:30 a.m. -4:00 p.m.; and Sundays and Holidays 11 a.m. to 4 p.m., except during severe, inclement weather which would place the safety of Artist and his or her work in jeopardy.

7. This is a license only that is revocable by the LICENSOR at will and as otherwise specified herein and does not create expressly or by implication any property, prescriptive, adverse possession, or other rights to the cottage or surrounding area.

8. Artist may only display and sell artwork as approved during the jury process. The selling of food, and products bought or obtained for resale is expressly prohibited, unless licensed by a Health Department. This is only allowed during special events.

This License is subject to the Terms and Conditions set forth in the Program Overview for the Artist Cottages at Orleans Market Square, 2024.

9. Insurance Certificates should be returned with this contract. No Artist will be allowed to move in before the Ins Certificate is presented, as required.

10. The artist will be asked the beginning of the season if you have set goals for the your visit with us . At the end of the season we will ask if you have achieved your goals. Your personal goals are your business and I just need to hear that your work was received as you hoped.

11. Payment is due with the signing of this contract.

Signed this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Todd G. Thayer, Manager

Lou Lou, LLC

By signing below, I agree that I will occupy my cottage as assigned, will adhere to the program outline, and understand that this is a mutual agreement that there are **no refunds** on contracted cottages.

\_\_\_\_\_  
Artist:

\_\_\_\_\_  
Date

GENERAL RELEASE AND INDEMNIFICATION  
AGREEMENT

, (“ARTIST”) in consideration of permission granted to me by Managing Agent or its designee of Lou Lou, LLC as set forth in the Cottage License to which this is attached, releases Lou Lou, LLC from any and all claims, demands, actions and causes of action, whether known or unknown, arising out of the use of the permitted area and/or the premises at The Artist Cottages at Orleans Market Square, Old Colony Way, Orleans and to indemnify and hold harmless the said Lou Lou, LLC from any and all claims of any person(s) with respect to the use of the permitted area and/or the premises, and in the event any such claims arise, will at my expense defend Lou Lou, LLC against said claims.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_

Artist:

I have attached a Certificate of Insurance naming Lou Lou LLC as additionally insured or I agree that I will submit my Certificate at least 30 days prior to my first contracted move in date.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_

Artist:

Date: \_\_\_\_\_

Artist: \_\_\_\_\_

I \_\_\_\_\_, have received, read, and understand the Program Overview of the Artist Cottages at the Orleans Marketplace, LLC. **I agree to participate in all required programs outlined in the overview and that I will waive any rights to recourse if I cancel for any reason.** I also understand that if I don’t adhere to this program overview that I might not be invited back the following year or potentially asked to leave.

\_\_\_\_\_ Signature