

EST



2018

TWO SISTERS RANCH

*where love and friendship gather*

# Thank you for your interest.

WE OPENED OUR DOORS IN OCTOBER OF 2019 AND WE ARE A FULLY LICENSED BED AND BREAKFAST ABLE TO ACCOMODATE UP TO 11 GUESTS OVERNIGHT AND 100 GUESTS FOR EVENTS. WE OFFER FULL SERVICE DECOR THROUGH OUR OTHER COMPANY, "FARMHOUSE FLORALS AND DECOR" WHICH IS AVAILABLE HERE OR AS AN ADD ON SERVICE AT OTHER VENUES. WE LOVE HOSTING EVENTS UP TO 100 GUESTS, OVERNIGHT GUESTS, ELOPEMENTS, MICRO-WEDDINGS, AND SMALL EVENTS.



# The Farmhouse Venue

THANK YOU FOR YOUR INTEREST IN THE FARMHOUSE BED AND BREAKFAST VENUE!

THE HOUSE IS 2800SQ\_FT OF PERFECTION... WHICH INCLUDES A WRAP-AROUND PORCH, 10 FT CEILINGS THROUGHOUT AND QUAIN T TOUCHES (LIKE A DARLING BREAKFAST NOOK). MODERN AMENITIES LIKE A FULL-SERVICE KITCHEN SPACE FOR YOURSELF OR CATERERS, A GARDEN TUB IN THE MASTER SUITE, AND UPGRADED LIGHTING AND FANS THROUGHOUT MAKE THE VENUE SHINE.

UPSTAIRS, THERE ARE THREE BEDROOMS THAT SLEEP 9 GUESTS COMFORTABLY IN BEDS AND TWO FULL SIZE BATHROOMS. THE MASTER SUITE IS APPROXIMATELY 600SQ FEET AND IS THE PERFECT LOUNGE AREA WHILE GETTING READY. DOWNSTAIRS, THERE IS A QUEEN SLEEPER SOFA TO SLEEP AN ADDITIONAL TWO GUESTS ALONG WITH COZY BLANKETS, BOOKS, DVDS, AND A ROKU ENABLED TV FOR YOUR NIGHT AT THE FARMHOUSE. THREE SETS OF FRENCH DOORS AND LARGE PLANTATION SHUTTER WINDOWS UP THE "WOW" FACTOR.



# Preferred Vendors

BEFORE THE VOWS / EVENT MANAGEMENT / SIERRA RILEY / 813.714.0058 /  
BEFORETHEVOWTSR@GMAIL.COM

PRODIGY EVENT PLANNING / EVENT MANAGEMENT / CINDY PELOSI / 727.215.5271 /  
PRODIGYEVENPLANNING@GMAIL.COM

TIPSY TAMPA / EVENT MANAGEMENT AND BARTENDING / CHELSEA LOPEZ  
253.878.4901 / FACEBOOK.COM/TIPSYTAMPABARTENDING

CHALET FLOWERS / 813.788.2874  
WWW.CHALETFLOWERSFL.COM

LABIF FILMHOUSE / 813.999.0012  
WWW.LABIFFILMHOUSE.COM

CEREMONY MUSIC /  
CHARLOTTE LEWIS AT  
WWW.CHARLOTTEVIOLINMUSIC.COM

ALESSI BAKERY / 813.879.4544  
MMAGGIORE@ALESSIBAKERIES.COM

LOVE AVOWS / 813.416.9024  
OFFICIANT / DANA CAGGIA  
LOVEAVOWS@GMAIL.COM

MARRY YOU I DO / SANDY STRINGFELLOW  
MARRYOUIDO@GMAIL.COM

DJ RHYTHM MAKERS / 813.732.3008  
WWW.RHYTHMAKERSDJS.COM

SJN PHOTOGRAPHY / 813.838.6742  
SJNPHOTOCREATIONS@GMAIL.COM



LANDRUM PHOTOGRAPHY  
813.760.8567  
NATALIE@LANDRUM.PHOTOGRAPHY

ALEXIS BELLI PHOTOGRAPHY  
813.422.4148  
BELLI.ALEXISN@GMAIL.COM

ASHLEYVICTORIAPHOTOGRAPHY  
FACEBOOK.COM/ASHLEYVICTORIAPHOTOS

MADISON AYERS PHOTOGRAPHY  
MADISONAYERSPHOTOGRAPHY.COM

# Other Packages

*BASIC ELOPEMENT = LESS THAN 10 TOTAL GUESTS*

\$350 = MON-THURS ANY TIME OF THE YEAR

\$550 = FRIDAY/SUNDAYS ANY TIME OF THE YEAR

\$650 = SATURDAY ANY TIME OF THE YEAR

*INCLUDES...* 4 HOUR VENUE RENTAL, ACCESS TO UPSTAIRS TO GET READY, USE OF KITCHEN IF NEEDED, USE OF DECK OR ARCH, ONLY FOR DATES WITHIN 90 DAYS.

*ELOPEMENT PACKAGES = LESS THAN 10 TOTAL GUESTS*

\$1350 = MON-THURS ANY TIME OF THE YEAR

\$1550 = FRIDAY/SUNDAYS ANY TIME OF THE YEAR

\$1650 = SATURDAY ANY TIME OF THE YEAR

*INCLUDES...* 4 HOUR VENUE RENTAL, FULL CEREMONY SITE DECOR, BRIDAL PARTY SILK FLORALS, DINNER TABLE SET UP WITH FLORALS, COORDINATION TO ASSIST WITH PLANNING, OFFICIANT, ACCESS TO UPSTAIRS TO GET READY, USE OF KITCHEN IF NEEDED, USE OF DECK OR ARCH, ONLY FOR DATES WITHIN 90 DAYS.

*PHOTOGRAPHY SESSIONS = \$25 PER HOUR*

BRING YOUR OWN PHOTOGRAPHER OUT TO THE RANCH!

*MICRO-WEDDING PACKAGE= 10-30 GUESTS*

\$4350 = MON-THURSDAYS

\$5350 = FRIDAY AND SUNDAYS

\$5600 = SATURDAY

*INCLUDES...* 6 HOUR VENUE RENTAL, DAY OF COORDINATOR, OFFICIANT, 1 BARTENDER WITH NON-ALCOHOLIC DRINKS, DISPOSABLES, AND ICE, FULL CEREMONY SITE DECOR AND RECEPTION TABLE DECOR, SILK FLORALS FOR BRIDAL PARTY AND ARCH, 25\$ PER PERSON CATERING BUDGET FOR STATION HOUSE BBQ, 5\$ PER PERSON CAKE BUDGET,

*PRIVATE EVENT RENTALS = \$1000*

LESS THAN 50 GUESTS; 6 HOUR RENTAL WITH ONSITE MANAGER, FARM TABLES AND CHAIRS INCLUDED. MUST BOOK WITHIN 90 DAYS. NO SUITABLE FOR WEDDING RECEPTIONS.

*OVER NIGHT ACCOMODATIONS*

CHECK IN 11AM / CHECK OUT 10AM

COLD BREAKFAST PROVIDED / 11 GUESTS

FRI-SUN = \$750 / MON-THURS = \$500

# Venue Pricing + Package Options

## THE BASIC PACKAGE\*

12 HOUR RENTAL, BARTENDER FOR 4 HOURS WITH BASIC BAR PACKAGE, ACCESS TO FULL HOUSE, DAY OF COORDINATOR STARTING 30 DAYS OUT, USE OF ARCH AND BASIC DECOR (PRIME SEASON IS SEPT 2ND-MAY 31ST)

ANY DATE IN OFF SEASON = \$2750

MON-THURS IN PRIME SEASON= \$2750

FRIDAYS OR SUNDAYS IN PRIME SEASON= \$3000

SATURDAYS IN PRIME SEASON= \$3500

## SPECIAL CONSIDERATIONS

ANY EVENTS GREATER THAN 50 PEOPLE ARE REQUIRED TO HAVE A TENT RESERVED IN CASE OF RAIN. FOR GUEST COUNTS UNDER 30, YOU CAN TAKE 20% OFF THE VENUE FEE OR BOOK A

MICRO PACKAGE. THESE PRICES DON'T INCLUDE TAX, VENDORS ARE BASED ON AVAILABILITY. PRICES ARE SUBJECT TO CHANGE UNLESS DEPOSIT AND CONTRACT COMPLETED.

## THE BASIC "ALL INCLUSIVE"\*

EVERYTHING IN THE BASIC PACKAGE PLUS FULL SERVICE DECOR WITH SILK FLORALS, CEREMONY SITE DECOR, DJ, OFFICIANT, FULL SERVICE COORDINATION, \$5 PER PERSON CAKE BUDGET, \$25 PER PERSON CATERING BUDGET FROM STATION HOUSE, AND PACKAGES OVER 50 GUESTS WILL INCLUDE A TENT, DANCE FLOOR, AND LIGHTING (\$1200 VALUE).  
(PRIME SEASON IS SEPT 2ND-MAY 31ST)

ANY DATE IN OFF SEASON

AND/OR MONDAY-THURSDAY DURING PRIME SEASON  
30-50 GUESTS IS \$7465, 50-75 GUESTS IS \$9915, 75-100 GUESTS IS \$11165.

FRIDAYS OR SUNDAYS IN PRIME SEASON

30-50 GUESTS IS \$7715, 50-75 GUESTS IS \$10165, 75-100 GUESTS IS \$11415.

SATURDAYS IN PRIME SEASON

30-50 GUESTS IS \$8215, 50-75 GUESTS IS \$10665, 75-100 GUESTS IS \$11915

# Farmhouse Florals and Decor

WE OFFER PROFESSIONAL QUALITY SILK FLORALS IN SET COLOR SCHEMES TO SUPPLEMENT YOUR WEDDING FLORALS OR REPLACE THEM, WHILE SAVING YOU SOME MONEY AS WELL!

WE ALSO OFFER A LA CARTE RENTALS AND PACKAGES FOR FULL TABLESCAPES, DISHWARE, AND OTHER WEDDING DECOR. YOU CAN PICK UP YOUR ITEMS THE DAY BEFORE YOUR EVENT - OR PAY FOR US TO COME SET IT UP FOR YOU.

WE OFFER FREE SET UP AND TEAR DOWN FOR VENUES THAT USE OUR DECOR IN THEIR PREFERRED PACKAGES AND WE OFFER A 10% DISCOUNT FOR BUSINESS REFERRED TO US THROUGH WEDDING PLANNERS WHO USE OUR DECOR AS A PREFERRED SERVICE

PICK UP ORDERS AT OUR FACILITY DURING BUSINESS HOURS ON THURSDAY OR FRIDAY, AND DROP BACK OFF DURING BUSINESS HOURS ON THE FOLLOWING MONDAY AT NO CHARGE. TSR BRIDES ARE NOT REQUIRED TO PICK UP ORDERS.



SET UP AND TEAR DOWN- \$450 +TRAVEL  
THIS IS INCLUDED IN PACKAGES AT TSR  
AND AT PREFERRED VENUES. MILEAGE  
CHARGED AT 1\$ PER MILE.

# Decor Packages and Al a Carte

## BASIC WHITE PACKAGE = \$6 PER PERSON

INCLUDES.. WHITE PLATE, WHITE CAKE PLATE,  
CHOICE OF CHARGER, SILVER OR GOLD FLATWARE,  
ONE VINTAGE CLEAR OR CLEAR GLASWARE

## LUXURY DISHWARE PACKAGE = \$10 PER PERSON

INCLUDES.. ANY COMBO OF INVENTORY FOR DINNER  
PLATE, CAKE PLATE, FLATWARE, COLORED OR CLEAR  
GLASSWARE, AVAILABLE CHARGERS. YOU CAN UTILIZE  
MULTIPLE COLORS AND MULTIPLE GLASSWARE  
OPTIONS IN THIS PACKAGES.

## CUSTOM TABLESCAPE PACKAGE = \$200 PER TABLE

8-10 GUESTS PER TABLE + INCLUDES CHOICE OF  
RUNNER, NAPKINS, LUXURY DISHWARE PACKAGE,  
AND ONE DESIGN MEETING TO COORDINATE YOUR  
TABLE DECOR. EXTRA TABLES (I.E. GIFT, CAKE, ENTRY  
TABLES) CAN BE ADDED ON WITH AL A CARTE  
RENTAL.

## THEMED FLORAL COLOR SETS

SUMMER CITRUS, CLASSIC WHITE, BLUSH GLAM,  
RUSTY VIBES, BURGUNDY BLOSSOMS, MOODY  
BLUES, BURGUNDY BOHO, WHITE ROSE BOHO

## FLORAL RENTALS

BRIDAL BOUQUET = \$75 / MAID BOUQUET = \$25  
BOUTONNIERES = \$5 / ARCH = \$100  
CENTERPIECE (SMALL) = \$20  
CENTERPIECE (MEDIUM) = \$30  
CENTERPIECE (LARGE) = \$40  
BULB VASES = 2 FOR \$5  
LOOSE COLORED FLORAL HEADS FOR FRESH  
GREENERY = \$10 PER TABLE FULL

## AL A CARTE DECOR RENTALS

TABLE RUNNERS = \$5 PER RUNNER  
TAPER CANDLES + BASE = \$1 PER SET  
HURRICANE VASE W. WHITE CANDLE = \$1 PER SET  
WHITE DINNER OR CAKE PLATE = \$1.50 PER PIECE  
SILVER FLATWARE = \$1 PER SET  
GOLD OR BLACK FLATWARE = \$2 PER SET  
CLEAR/VINTAGE CLEAR GOBLET = \$1 PER PIECE  
SPECIALTY COLORED GOBLET = \$3 PER PIECE  
OTHER GLASSWARE(CHAMPAGNE, SANGRIA,  
COFFEE CUPS, ETC) = \$1 PER PIECE  
ARCHES = \$150 (YOU TRANSPORT)  
CHOICE OF VOTIVES WITH TEALIGHT = 4 FOR 1\$  
SPECIALTY CHARGERS = \$1 PER PIECE

# Policies and Procedures

## GENERAL BUSINESS HOURS FOR TEXTS, PHONE CALLS

MONDAY-FRIDAY = 12PM - 4PM

SATURDAY + SUNDAY = SCHEDULED TOURS, AND BOOKED CLIENTS ON THE WEEKEND OF THEIR EVENT ONLY

## EMAIL POLICIES

WE HAVE A 2-7 DAY TURN AROUND ON EMAIL INQUIRIES AND QUESTIONS - PLEASE BE PATIENT. WE RECEIVE MANY INQUIRIES A WEEK. BOOKED BRIDES GET PREFERRED RESPONSE TIMES AND WILL BE ADDRESSED FIRST. PLEASE CHECK THE WEBSITE FOR GENERAL INFO, TO SCHEDULE A TOUR, OR CHECK OUT PRICING.

PLEASE NOTIFY OUR TEAM OF ALL VENDOR CHOICES AND PACKAGE CHANGES VIA EMAIL ONLY (NOT TEXT MESSAGE). THIS ALLOWS US TO KEEP ALL YOUR INFORMATION ORGANIZED AND IN ONE LOCATION. IF YOU HAVE BEEN BOOKED WITH A FULL SERVICE PLANNER, PLEASE NOTIFY HER OF VENDOR CHOICES OR QUESTION.

## TEXTING AND PHONE POLICIES

PLEASE ADHERE TO GENERAL BUSINESS HOURS ABOVE TO TEXT OR CALL OUR MAIN LINE. IF YOU THINK OF A QUICK QUESTION, AND WISH TO SHOOT US A TEXT, THAT IS PERFECTLY OK! WE WILL RESPOND DURING REGULAR BUSINESS HOURS, USUALLY WITHIN 24 HOUR (AFTER 24 HOURS, FEEL FREE TO REACH OUT AGAIN).

TEXTING IS AN AWESOME TOOL, AND WE LOVE TO HEAR FROM OUR CLIENTS. WE JUST REQUEST THAT YOU KEEP OUR BUSINESS HOURS IN MIND WHEN MESSAGING US DURING OFF HOURS LIKE WEEKENDS AND EVENINGS.

TO SET UP MEETINGS OR TOURS, CURRENT PRICING, AND DECOR PACKAGES - PLEASE VISIT OUR WEBSITE AT [WWW.TWOSISTERSRANCH.COM](http://WWW.TWOSISTERSRANCH.COM)

# Frequently Asked Questions

HOW DO I BOOK A TOUR?

- VISIT OUR WEBSITE AT [WWW.TWOSISTERSRANCH.COM](http://WWW.TWOSISTERSRANCH.COM) TO BOOK A TOUR OR FOR MORE INFORMATION. IF YOU DON'T SEE A DATE OR TIME THAT FITS YOUR SCHEDULE, PLEASE REACH OUT TO US VIA EMAIL AT [KELSEY@TWOSISTERSRANCH.COM](mailto:kelsey@twosistersranch.com).

HOW DO I BOOK A DATE?

- WE REQUIRE A 20% NON-REFUNDABLE DEPOSIT TO HOLD YOUR DATE. YOU CAN PAY VIA DEBIT OR CREDIT CARD ON YOUR INVOICE OR BY CASH, CHECK, OR VENMO (@KELSEY-WHITMER-1). YOU WILL RECEIVE YOUR CONTRACT VIA DOCUSIGN, THAT MUST BE SIGNED AS WELL TO HOLD YOUR DATE. IF ONE IS NOT COMPLETED, YOUR DATE IS NOT SECURED.

HOW MANY GUESTS CAN THE VENUE HOLD? WHAT IS THE RAIN BACK UP PLAN?

- THE FARMHOUSE CAN NOW HOST UP TO 100 GUESTS. WE ALLOW 40 OR LESS INSIDE THE HOUSE. FOR OUTDOOR RECEPTIONS GREATER THAN 50, YOU ARE REQUIRED TO RESERVE A TENT AND IT IS INCLUDED IN ANY ALL INCLUSIVE PACKAGES GREATER THAN 50 GUESTS. WE ARE ALSO LOOKING AT INVESTING IN A MORE PERMANENT STRUCTURE.

DO YOU ALLOW REHEARSALS?

- IF YOU HAVE BOOKED THE HOUSE OVERNIGHT, YOU CAN DO A WALKTHROUGH OF THE WEDDING THE EVENING BEFORE. IF YOU WISH TO HAVE MORE THAN THE BED AND BREAKFAST GUEST NUMBER (11) TO STAY FOR DINNER, YOU CAN PAY A DISCOUNTED SMALL EVENT FEE OF \$500 TO HOST THAT REHEARSAL DINNER AT THE FARMHOUSE. IF YOU DO NOT HAVE THE FARMHOUSE BOOKED, YOU CAN SCHEDULE A WALKTHROUGH THE WEEK BEFORE AT THE VENUES AVAILABILITY.

CAN I BRING IN MY OWN VENDORS? DO YOU HAVE DECOR OPTIONS?

- WE DO HAVE A PREFERRED VENDOR LIST WE RECOMMEND - HOWEVER, WE DON'T REQUIRE YOU TO USE OUR VENDORS. OUR DECOR BUSINESS IS [FARMHOUSEFLORALSANDDECOR.COM](http://FARMHOUSEFLORALSANDDECOR.COM) AND HAVE PACKAGES AND OPTIONS TO FIT MANY BUDGETS FOR DECOR.