

Amadeus Ranch

Wedding and Event Venue

RENTAL OPTIONS AND RATES:

Amadeus Ranch Pricing:

2018 Date:	2019 Date or After:
Monday 10am-11pm \$2000	\$2500
Tuesday 10am-11pm \$2000	\$2500
Wednesday 10am-11pm \$2000	\$2500
Thursday 10am-11pm \$2000	\$2500
Friday 10am-12am \$3500	\$3500
Saturday 10am-12am \$3500	\$3500
Sunday 10am-11pm \$3000	\$3500
2 Day Rental Price: Friday (12pm-10pm)- Saturday (10am-12am): \$6000	\$6500

*Everything must be cleaned up and out by the end time listed. It is your responsibility to have enough help and transportation for your decorations ready. Vendors must also be out by end time.

Included with Venue Rental:

Indoor and Outdoor Ceremony and Reception Spaces
200 Mahogany Wooden Chairs
25 60" Round Tables
Roll Away Bar
Access to Bridal Suite and Groom's Lounge
Full Kitchen for Catering/Food Preparations
Small PA/Sound System
2 hour rehearsal time earlier in the week of the event*
On-site Day of Event Amadeus Ranch Representative

*No decorating, food preparation, nor is anything to be brought in to be left during the rehearsal time. Rehearsal time is for rehearsal ONLY.

Single Event Rental Agreement and Terms of Use/Restrictions:

Day Before Event Rental Policy:

Should the day before your event be available when 100% of balance is due, it will be available for rent for \$500 for decorating, rehearsal, rehearsal dinner, etc. Rental will be for 5 hours and includes your rehearsal time.

Decorating and Reception Policy:

Restrictions on decoration are to include open flame candles, orbeez, glitter, and fireworks. The reception/event should end around 11pm or with enough time to clear the venue of all decorations, food, clothing, etc by midnight on a Friday or Saturday or by 11:00pm other days. It is your responsibility to have a clean-up crew ready.

Alcohol Policy:

Amadeus Ranch assumes no responsibility for alcohol-related or other accidents. Renters will assume all responsibility for accidents. Amadeus Ranch only allows alcohol in the form of beer, wine, or champagne during events held at the venue. No other forms of liquor are allowed on Amadeus Ranch premises. Lessee must hire a licensed caterer or bartender with a liquor license (if necessary) and liquor liability and must assume all responsibility for any alcohol-related accidents, if one were to occur. An Event Insurance Policy with a "Waiver of Subrogation" is required to serve alcohol at Amadeus Ranch. This is available at theeventhelper.com, and click YES to "Need a Waiver of Subrogation". Our address is 4861 Kentucky Road, Seneca, MO 64865, and our email is amadeusranchvenue@gmail.com. Liquor license of caterer/bartender and liability insurance and Event Insurance Policy must be presented to Amadeus Ranch 30 days prior to event. Read more in contract.

Cancellation/Date Change Policy:

The lessor is not responsible for any problems, delays, or cancellations due to weather, storm, or other acts of God. We will make every effort to reschedule an event, based on availability.

In the event of a cancellation, the \$500 security deposit is non-refundable at all times. If the event is cancelled more than 6 months prior to the reservation date, any and all payments, excluding the deposit, will be refunded.

Cleaning/Damage Deposit Checklist:

In order for full refund of the Cleaning/Damage Deposit, there is to be no damage to the building or property of Amadeus Ranch.

All food, decorations, clothing, personal belongings, etc picked up and taken away.

All trash bagged up and placed in dumpster located across the parking lot.

All dishes placed in dishwasher/assigned area in kitchen ready to wash.

Kitchen must be cleaned including stove, sinks, countertops, and refrigerator sanitized; floors swept; and food removed.

Amadeus Ranch reserves the right to refuse service to anyone.

Amadeus Ranch and the undersigned APPLICANT hereby agree to the following terms and conditions of this SINGLE EVENT RENTAL of the real property and improvements known as AMADEUS RANCH, located at 4861 Kentucky Road, Seneca, Missouri 64865 (the "Premises") as follows:

1. RENTAL PAYMENT: APPLICANT hereby agrees to pay rent for the use of the Premises for the event described below in the amount of _____. A non-refundable deposit of \$500.00 shall be due and payable upon execution of this Agreement. Fifty percent (50%) of the balance is due no later than sixty (60) days prior to your event. The rental balance is due no later than thirty (30) days prior to your event. In the event any payment is not paid when due all prepaid rental deposits/payments shall be forfeited by APPLICANT.
2. USAGE: APPLICANT shall be entitled to use the Premises, including the building and surrounding grounds between the hours of _____ on _____ for the event as described below and no other purpose.
3. DAMAGE/CLEANING DEPOSIT: APPLICANT shall pay a damage/cleaning deposit in the amount of \$500.00 no later than thirty (30) days prior to the scheduled event. Failure to make the damage/cleaning deposit will result in forfeiture of all amounts previously paid. Than damage/cleaning deposit will be refunded within thirty (30) days following the scheduled event if the Premises are returned in the same condition as existed prior to the event. Any amount withheld from the damage/ cleaning deposit for damages and/or cleaning will be summarized in writing and the actual or estimated cost for repairs shall be deducted from the deposit and the balance refunded to APPLICANT. Cigarette butts and litter in the parking lot, patio, courtyard or yard area will be deducted from damage/cleaning deposit (up to \$100).
4. INDEMNITY BY APPLICANT: APPLICANT SHALL DEFEND AND INDEMNIFY AMADEUS RANCH AND HOLD AMADEUS RANCH HARMLESS FROM ANY AND ALL LIABILITY, DAMAGES, COSTS OR EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING FROM OR IN ANY WAY RELATING TO APPLICANT'S OR ANY OTHER PERSON'S USE OF OR ACTIVITIES ON OR ABOUT THE PREMISES, INCLUDING, BUT NOT LIMITED TO, ANY SUCH LIABILITY, DAMAGES, COSTS OR EXPENSES DUE TO THE NEGLIGENCE OF RANCH OR ITS AGENTS OR EMPLOYEES. AMIDES RANCH SHALL NOT BE LIABLE FOR AND APPLICANT HEREBY WAIVES AND RELEASES RANCH FROM ANY LOSS OR DAMAGE TO APPLICANT OR HIS/HER PROPERTY ARISING FROM OR IN ANY WAY RELATING TO THE PREMISES.
5. IMPOSSIBILITY OF PERFORMANCE: Amadeus Ranch shall be related of its obligations to perform under this Agreement in the event of Acts of God, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental actions, civil commotions, fire or other casualty, or other causes beyond the reasonable control of Amadeus Ranch.
6. USAGE OF ALCOHOL: APPLICANT assumes, and indemnifies Amadeus Ranch from, all liability arising out of alcohol or consumption relating to the Premises. Open Bar (self-serve) is not allowed. APPLICANT must have an individual or company with a liquor license and certificate and Event Insurance policy must be presented to Amadeus Ranch 30 days prior to event. NO ALCOHOL SERVICE TO MINORS.

Alcohol must be served responsibly. Alcohol beverages should be wine, beer or champagne only. Amadeus Ranch has the right to stop alcohol service if alcoholic beverages other than beer, wine or champagne are found on the premises and/or alcohol is not being served responsibly. All alcohol service should cease by 10:00pm on Friday and Saturday and 9:00 pm on Sunday through Thursday. Alcohol can only be served/bar can only be open for 4 hours and must close before said time. You should check with your insurance agent to ensure you have adequate coverage for your event. A copy of said policy should be provided prior to event. No illegal substances are allowed on the Premises.

7. CANCELLATION POLICY: All cancellations to the scheduled event shall result in a forfeiture of APPLICANT'S deposit.
8. DECORATIONS: All decorations must be free-standing and removed after the event. Use of nails, screws and staples are prohibited. No open flamed candles are permitted. Covered candles may be utilized provided all such candles are located in the center of each table and not on a ledge. Use of rice and similar confetti is expressly prohibited; bubbles and birdseed are allowed.
9. MUSIC/NOISE: Music must be kept at a reasonable volume at all times. All music must be terminated no later than 10:00pm Sunday-Thursday and 11:00pm Friday and Saturday unless preauthorized by Amadeus Ranch. No firearms or fireworks permitted.
10. CLEAN-UP: APPLICANT is responsible for the cleaning up of the Premises after the event which must be finished before midnight. All garbage must be bagged and placed outside in the trash dumpster. All tables and chairs need to be folded and placed in designated area unless otherwise specified. Amadeus Ranch is available to assist with clean-up at an hourly rate of \$20. All clean-up assistance must be arranged prior to event.
11. RESPONSIBILITY/SECURITY: Amadeus Ranch is not responsible for damage to or loss/theft of personal belongings. All personal belongings must be removed by APPLICANT upon termination of event. Amadeus Ranch is not responsible for personal property left at the Premises after your event.
12. NO SMOKING ON PREMISES: Smoking is expressly prohibited at the Premises.
13. NO ANIMAL/PETS: The presence of animals or pets on the Premises is prohibited for all events. A special exception can be requested.

Amadeus Ranch

In accordance with the above terms, the lessor and lessee agree to a rental of the Amadeus Ranch at 4861 Kentucky Road in Seneca, Missouri.

Lessee Signature: _____ Date: _____

6/24/2018

Event Date:

Event Type:

Approximate Start Time:

Approximate End Time:

Approximate Number of Guests:

Additional Information:

Wedding Information:

Names of Bride and Groom:

Parents of the Bride:

Parents of the Groom:

Lessee Contact Information:

Lessee:

Address:

City, State, and Zip:

Home Phone:

Cell Phone:

Email:

Other Information:

T-shirt Sizes for Bride:

And Groom:

Payment Schedule:

\$500 deposit accompanying the signed contract

50% of the rental fee due 60 days prior to the event: Date Due:

100% of the rental fee and \$500 damage/cleaning deposit due 30 days prior to the event: Date Due:

6/24/2018

Make Checks Payable To: Amadeus Ranch
Mail To: Amadeus Ranch
4861 Kentucky Road
Seneca, MO 64865

Contact Informatiton:
Amadeus Ranch email:
amadeusranchvenue@gmail.com

Meghan Brady
417-850-0980

Cindy Mayberry
417-850-1042
Amadeus Ranch Wedding and Event Venue

Alcohol Agreement

We, the undersigned, will be serving alcohol at our event on _____.

_____ We understand that alcohol will be in the form of beer, wine or champagne only. No other alcoholic beverages will be brought on Amadeus Ranch premises. Amadeus Ranch holds the right to stop alcohol service if other alcohol beverages are found on the premises and/or alcohol is not being served responsibly.

_____ We understand that we need an Event Insurance Policy with a "Waiver of Subrogation" and must have a bartender/caterer with a liquor license (if necessary) and liability to serve alcohol at our event.

_____ We will present Amadeus Ranch with the Event Insurance Policy and Bartender paperwork at least 1 week prior to our event.

_____ We understand that alcohol can only be served for 4 hours during the event.

_____ We hold all responsibility for any injuries and accidents, including alcohol-related, and do not hold Amadeus Ranch liable in any way, shape or form.

Please initial by each statement above and sign and date below.

_____ Date: _____

_____ Date: _____