



## RENTAL AGREEMENT AND CONTRACT

Renter Name: \_\_\_\_\_ Today's Date: \_\_\_\_\_

Event Date: \_\_\_\_\_ Set Up Time: \_\_\_\_\_ Event Start time: \_\_\_\_\_ Event End Time: \_\_\_\_\_

Type of Event: \_\_\_\_\_ Expected Guest Count: \_\_\_\_\_

Renter's Address: \_\_\_\_\_

Organization (if applicable): \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

### VUE COUNTRY HALL GENERAL RENTAL INFORMATION

2026 Rental Rates	Full Day Rates 9am-11pm	Hourly Rates minimum 4 hr
Monday-Thursday Full day (9am-11pm)	\$900	\$80 per hour
Friday Full day (9am-11pm)	\$1,300	\$120 per hour
Saturday Full day (9am-11pm)	\$2,000	\$150 per hour
Sunday Full day (9am-11pm)	\$1,100	\$100 per hour

### RENTAL FEE POLICY

- Renter must be 21 years or older, present a copy of valid ID and is present during the entire event.
- Only reserved spaces may be used. Unauthorized areas are off-limits, including the bar area, in the event alcohol is not requested during the event per state law.
- No smoking or vaping inside the facility.
- Candles or open flames are not allowed unless approved by owners.
- Set-up and teardown must be completed within your rental period.
- A \$200 cleaning fee applies to all rentals. Guests are responsible for removing all personal belongings, decorations, and trash from tables and bins before departure.
- Holiday rates will apply to bookings on designated holidays.

### BOOKING DEPOSIT REQUIREMENTS:

- To reserve your event date at Vue County Hall, a 30% non-refundable deposit of the total rental fee is due at the time of booking. Please make checks payable to Vue Country Hall.
- The deposit reserves your date and is applied towards your total balance.
- Your booking is not considered confirmed until this deposit and a signed rental agreement are received.
- The Renter agrees to pay the remaining balance (separate invoice will be provided) of rental fee within 30 days of event date.
- If the event is less than 30 days from reservation date, the full balance must be paid immediately.

### SECURITY DEPOSIT:

- A \$300 refundable security deposit is due at the time of booking.
- This covers potential damage, excessive cleaning, overtime use, or violations of rental policies.
- Upon the completion of his/her obligations, Vue Country Hall shall return to the Renter the security deposit minus any amounts deemed necessary to repair damage inflicted upon the venue by the Renter and/or the Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with the Renter's knowledge of or consent or any amounts otherwise not previously paid.
- The deposit will be returned within 7-10 business days after the event, provided no issues arise.

**CANCELLATION POLICY:**

- We understand that plans can change.
- All cancellations must be submitted in writing (emailed or signed letter) by person who booked the event.
- The date of cancellation will be based on the date of the written notice received.

**REFUND SCHEDULE:**

- More than 90 days 75% refund
- 61-90 days 50% refund
- 31-60 days 25% refund
- No refund for cancellations made less than 30 days before the date of the event.

**ALCOHOL:**

- To ensure a safe and enjoyable experience for all our guests, Vue Country Hall strictly follows the State of Michigan Liquor Regulations.
- All alcoholic beverages must be purchased exclusively from Vue Country Hall and consumed on the premises inside the building and designated areas outdoors only.
- External alcohol is not permitted on the premises under any circumstances and will be confiscated.
- Individuals found attempting to bring alcohol onto the property will be subject to immediate removal, denied reentry and will forfeit their security deposit in full.
- Only individuals who are 21 years of age or older with a valid ID may purchase or consume alcoholic beverages.
- Vue Country Hall reserves the right to refuse any individual at its sole discretion.
- For Renters hosting an open bar, a 6% Michigan Sales Tax is added to the total bar cost, as required by law, and an 18% gratuity for bar staff is added to open bar packages.
- Vue Country Hall will provide bartenders based on the number of guests expected prior to your event.
- Last call is 30 minutes prior to the end of your event time.
- Ask for details on beverage pricing.

**REMOVAL OF BELONGINGS:**

- All personal property, trash, and other items that were not present in Vue Country Hall when the Renter took control of it will need to be removed prior to the end date and time of contract agreement.

**CONDITIONS AND RESPONSIBILITIES OF CLIENTS:**

Please read the material below to make sure all parties understand the requirements of providing for everyone's safety and keeping Vue Country Hall well maintained and safe for future use.

**INSURANCE REQUIREMENT:**

- Special Event Liability insurance is required of all rentals and is due no later than 10 days prior to your event.
- The insurance must, at the Renter's sole expense, provide and maintain general liability insurance, including but not limited to bodily injury and property damage liability, insuring Vue Country Hall, and its employees, contractors and contracted vendors, tenants, guests, invitees and customers (collectively Vue Country Hall's Parties") against all bodily injury, property damage, personal injury and other loss arising out of Renter's use and occupancy of Vue Country Hall's property, including by Renter's employees, agents, guests, invitees and customers (collectively "Renter's Parties").
- The insurance required hereunder shall have a single limit liability of not less than \$1,000,000.
- Vue Country Hall shall be named as an additional insured of said policy.
- If alcohol is served at the event, your policy must include Liquor Liability coverage.
- This coverage shall insure the Renters, Vue Country Hall and Vue Country Hall Parties against alcohol-related bodily injury to persons, including death, and property.
- Any caterers and/or outside vendors, companies, and/or institutions must provide certificate of insurance, evidencing General Liability and Liquor Liability coverage, as well as a copy of their Cater License to Vue Country Hall, naming Vue Country Hall as stated, and will be delivered at least 7 days prior to the event.

### LIABILITY:

- Unless caused by the gross negligence of the Vue Country Hall, including its owners, employees and agents, Vue Country Hall is not liable for injury or damage to the person or property of the Renter or Renter's Affiliates in or about the property of Vue Country Hall, including but not limited to if the damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from defects of pipes, sprinklers, wires, appliance, plumbing, air conditioning, lighting fixtures, policy area, or failure of utilities.
- Vue Country Hall is not liable for any injury or damage arising from any act or neglect of any other occupant of the building.
- Renters agrees to indemnify, defend and hold harmless Vue Country Hall of and from any claims, liabilities, costs, penalties, damages or expenses arising out of and/or resulting from this Rental Agreement and use of the Vue Country Hall's property, including but not limited to, the personal guarantee of provision, service, and dispensing of payment by the Renter, its employees, and agents of alcoholic beverages at Vue Country Hall.
- In the event Vue Country Hall is required to file any action in court to enforce any provisions of this agreement, the Renter agrees to pay Vue Country Hall for all reasonable attorney fees, court fees, and costs of suits incurred by Vue Country Hall including all collection expenses and interest due.

### CATERING STANDARDS:

- All caterers are required to have a valid certificate of insurance and, upon request, shall promptly provide such certificate of insurance to Vue Country Hall.
- All food purchases through our preferred caterer, Juju Catering & Events, will receive a 10% discount on your rental fee. You will need to contact Juju Catering & Event and ask for catering information. Payment for catering fees and services will be made directly to Juju Catering & Events prior to the event date.
- Vue Country Hall is not licensed to cook out of, therefore, all food must be prepared and cooked prior to your event.
- Please note Vue Country does not provide dishes, glassware, pots, pans, knives, or utensils.
- The kitchen space will be provided in clean condition, and you shall ensure that the kitchen is returned to a clean condition immediately following your event.
- All trash, composting and recyclables must be removed from the site.
- All trash must be collected, properly bagged and removed from the Vue Country Hall.
- Failure to remove or clean will result in additional fees and will be charged to you.

### CLEANING, TRASH, AND EQUIPMENT REMOVAL:

- Vue Country will be in clean condition prior to your event.
- You are required to return the space to the same clean condition in which it was found.
- A cleaning fee will be charged if the space is not cleaned.
- The fee will be determined when the service provider charges the owner for the cleaning.
- Trash bags will be provided to you during your event.

### CITY, COUNTY, STATE, AND FEDERAL LAWS:

- Renter agrees to comply with all applicable City, County, State, and Federal laws and shall conduct no illegal act on Vue Country Hall.
- This is always a drug-free and non-smoking facility, and there are no exceptions.
- Renter shall not sell alcohol in Vue Country Hall at any time.
- The Renter may not serve alcohol to minors at any time.
- Renter agrees, for everyone's safety, to ensure alcoholic beverages are consumed in a responsible manner. Vue Country Hall reserves the right, in its sole discretion, to expel anyone who, in its judgment, is intoxicated or under the influence of alcohol or drugs, or who shall, in any manner, do or participate in any act jeopardizing the rights, safety, use permit, or insurability of the Vue Country Hall. Renter agrees to pay any costs associated with the removal of such person.

### ENTRY AND EXIT:

- Renter agrees that Vue Country Hall staff may enter and exit the property during the event.



## RENTAL AGREEMENT AND CONTRACT

### LOST AND FOUND:

- Vue Country Hall takes no responsibility for personal effects and possessions left on the property during or after any event.
- Vue Country Hall may maintain a lost and found and may hold recovered items up to 30 days.
- However, the operation of a lost and found does not alter this section's waiver of responsibility.

### DISPUTES:

- Any disputes arising under this contract shall be adjudicated in Vue Country Hall's local jurisdiction, as determined by the location of Vue Country Hall's counsel.

The Renter shall have access to and may use Vue Country Hall for the purpose of hosting the Renter's event on the date(s) specified in the Renter's application. Vue Country Hall shall provide the Renter with all keys, access codes, and any other reasonably necessary items to facilitate the event and shall furnish such items to the Renter at least 24 hours prior to the event. By signing below, the parties acknowledge their understanding of an agreement to the terms and conditions

Acknowledged, Agreed and Authorized by

Primary Renter: \_\_\_\_\_ Date: \_\_\_\_\_