

CAREFREE CLUBHOUSE INC. RENTAL AGREEMENT

This agreement entered into between the UNDERSIGNED and CAREFREE CLUB, INC. on this _____ day of _____, 20____, shall govern the rental and use of the Carefree Clubhouse on the _____ day of _____, 20____, for the period of AM / PM / AD (Defined below).

1. UNDERSIGNED agrees to adhere to the "Procedures Governing Use of the Carefree Clubhouse," a copy of which appears on the reverse side of, and is incorporated by reference to, this agreement.
2. UNDERSIGNED will remit to CAREFREE's Rental Chairman a non-refundable deposit of \$100.00 within 72 hours of making the reservation. If the reservation is not canceled 14 days before date or 30 days before holidays, the deposit will not be refunded. Rental checks must be from Carefree Club Members only. Reservations for the Clubhouse cannot be made more than one year in advance.
3. UNDERSIGNED agrees to carefully examine the premises to be rented, and, after such examination, agrees to promptly notify the Rental Chairman in the event the premises are not clean, neat, in a good state of repair, or if a defect exists that would render said premises unsafe for the purposes for which they were rented.
4. UNDERSIGNED will deposit with CAREFREE's Rental Chairman the sum of \$100.00 at the time of rental of said Clubhouse, which sum shall be considered as security for the repair of any damage to or cleaning of the Clubhouse. Having complied with all "Procedures Governing Use of the Carefree Clubhouse." UNDERSIGNED will have his security deposit returned in full. UNDERSIGNED understands he will be responsible for and agrees to pay any costs of cleaning or repairing the Clubhouse and/or any property maintained in the facility for damage resulting from his use, including, if necessary, the cost of a professional cleaning or repair firm or loss of any clubhouse furnishings. The Rental Chairman may withhold the aforementioned security deposit until payment in full is received. In any event, and notwithstanding any foregoing costs of cleaning or repair, if the "Cleanup Requirements" listed in Item #15 of "Procedures Governing Use of the Carefree Clubhouse" are not complied with, UNDERSIGNED understands and agrees that minimum charge of \$40.00 shall be made by the Rental Chairman at his/her sole discretion.
5. UNDERSIGNED agrees that in consideration for the use of the Clubhouse, a rental fee, in addition to the security deposit mentioned in paragraph #4 above, will be charged in accordance with the following schedule of usage:
 - a. AM Rental - 5:00am to 4:00pm / PM Rental - 5:00 pm to 4:00am / AD Rental - 5:00am to 4:00am
 - b. Mon thru Thurs – Half Day = \$65.00 Mon thru Thurs – All Day = \$90.00
 - c. Fri, Sat, Sun, & Holidays – Half Day = \$90.00 Fri, Sat, Sun, & Holidays – All Day = \$150.00The foregoing rental fee is due upon receiving the key to the Clubhouse. In accordance with the "Procedures Governing Use of the Carefree Clubhouse," UNDERSIGNED understands and agrees that any event held on the premises of the Carefree Clubhouse and grounds shall be strictly NON-PROFIT in nature. There are no exceptions to this rule.
6. Unless otherwise agreed to by the Rental Chairman, the UNDERSIGNED shall return said key to the Rental Chairman within twenty-four (24) hour period, UNDERSIGNED shall be charged a fee of \$10.00 for each twenty-four (24) hour period thereafter. Please check with Chairman on key return during weekend and holidays.
7. UNDERSIGNED understands and agrees that he/she will be present for the full rental period, and that possession or consumption of any alcoholic beverages by minors on the CAREFREE CLUB, INC. property is strictly forbidden. Further, the UNDERSIGNED understands that in the event any violation of the foregoing is discovered by an authorized Security Agent of the CAREFREE CLUB, INC., that Agent is fully empowered to initiate appropriate action including terminating the rental period.

8. UNDERSIGNED agrees to inform all guests of the rules and procedures governing the use of the rented premises, either verbally or by posting a copy of said governing rules in a conspicuous place. Premises defined as within the interior walls of the clubhouse and the outside patio area to the west of the entrance. Additional area is available upon request, but would require additional charges/fees.
9. UNDERSIGNED understands and agrees to inform all guests that all personal property placed in or around the Clubhouse, including, but no limited to motor vehicles parked on the premises, shall be so placed at the sole risk of the owners of such property. Children/Minors are required to be supervised by an attending Adult at all times during the entire time of rental, and while on Carefree Club Grounds.
10. UNDERSIGNED agrees to indemnify and hold harmless from any liability arising out of, or connected with UNDERSIGNED's use of said Clubhouse, CAREFREE CLUB, INC., and each of its directors, officers,

 (Signature for Carefree Club, Inc.)

 (Carefree Club Member Printed Name)

(317) 625-2582

 Clubhouse Chairman Phone

 (Carefree Club Member Signature)

	Amt.	CHECK # or CASH	Date Received
Reserve Fee / Damage Deposit			
Rental Fee			
Balance			
Damage Deposit Returned			

Cell Phone _____

Home Phone _____

Work Phone _____

LOT # _____

Nature of Event: _____

Notes:

ALL CAREFREE CLUB GROUNDS ARE SMOKE FREE

A CLEAN-UP FEE OF \$40 WILL BE IMPOSED FOR TOBACCO LITTER

“Grounds” includes:

- Entire parking lot
- Outside clubhouse doors and surrounding patio
- Playground
- Basketball and tennis courts, and all grassy areas on the property

NOTE: Occupancy on your day of rental is not guaranteed before your rental start time. AM rentals start at 5:00am and end at 4:00pm, PM rentals start at 5:00pm and end at 4:00am, and AD rentals start at 5:00am and end at 4:00am.

If there are any problems call the Clubhouse manager at (317) 625-2582 and leave a message if there is no answer or email clubhouse@carefreeclub.org.

PROCEDURES GOVERNING USE OF THE CAREFREE CLUBHOUSE

1. When leaving the Clubhouse: outside lights should be turned off, all doors and second entry door should be locked.
2. Patio doors and kitchen window should be bolted shut.
3. All furniture should remain inside the Clubhouse at all times. (Folding chairs may be used – chairs are kept in the Clubhouse closet). Place all folding chairs back on rack after use.
4. The Clubhouse can only be used for NON-PROFIT events and parties. Violation of this agreement may result in termination of the rental period and forfeiture of deposit and all fees due.
5. In case of carpet stain, place a damp towel on the stain to keep it loose and inform rental chairman immediately.
6. Trash should be bagged and deposited in dumpster and new trash bags placed in each trash basket.
7. When using dishwasher or cleaning oven, someone should be present. Stove, oven and microwave must be cleaned before leaving the Clubhouse.
8. The thermostat should be set at 65 degrees for Winter and 73 degrees for Summer.
9. Leave blinds **closed** when leaving the Clubhouse.
10. No nails, tape, thumbtacks, staples, or screws shall be affixed to walls, molding, woodwork, or ceiling at any time. THERE WILL BE A FINE IF ANY ARE FOUND.
11. All kegs of beer and/or beverage dispensers should be confined to the kitchen or patio area. If this arrangement is not convenient, check with the rental chairman.
12. Ice or bags of ice should be contained in a leak-proof cooler or container.
13. Do not lean folding chairs and tables against the walls.
14. It is strongly suggested that rice and confetti not be thrown inside the Clubhouse. A cleanup charge will apply if such items are not completely swept up.
15. CLEAN-UP REQUIREMENTS: (The following must be done before key is returned or there will be a fine of \$40.00)
 - a. Vacuum carpet.
 - b. Wipe off tables with damp cloth.
 - c. Sweep kitchen, restrooms, entry and wipe up any spills on countertops and floors.
 - d. Return furniture to proper place.
 - e. Leave couches and plants in place.

Cleanup should take place at the end of your event, which also includes cleanup around entrance doors and patio.

Extra supplies are kept in the storage closet.

THANK YOU FOR USING THE CAREFREE CLUBHOUSE