



MEMBER: _____ LOT# _____

INQUIRY DATE: _____

CAREFREE CLUBHOUSE 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 upon the agreed rental date and time listed below.

Rental Date: _____ Rental Time: _____

1. UNDERSIGNED agrees to adhere to the "Procedures Governing Use of the Carefree Clubhouse," a copy of which appears on page #3 of this document, and is incorporated by reference to, this agreement.
2. UNDERSIGNED will remit to CAREFREE's Rental Chairperson payment of the rental within 72-hours of date of the reservation. If the reservation is not cancelled 14 days prior to the date of your reservation or 30 days before holidays, a non-refundable \$50.00 fee will be applied. Rental payments 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 upon arrival of your event, and, after such examination, agrees to promptly notify the Rental Chairperson in the event the premises are not clean, neat, in a goodstate 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 Chairperson the sum of \$100.00 at the time of contract, 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 CarefreeClubhouse."UNDERSIGNED will have his security deposit returned in full.
5. UNDERSIGNED understands he/she will be responsible for and agrees to pay any costs of cleaning or repairs to the Clubhouse and/or any property maintained in the facility for damage resulting from his/her use, including, if necessary, the cost of a professional cleaning or repair firm or loss of any clubhouse furnishings. The Rental Chairperson 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 \$50.00 fine will apply at the sole discretion of the Rental Chairperson.
6. 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:

Weekday Rentals (Monday - Thursday):

- a. Morning Rental 5:00 AM to 4:00 PM = \$60.00
- b. Evening Rental 5:00 PM to 4:00 AM = \$60.00
- c. All Day Rental 5:00 AM to 4:00 AM = \$100.00

Weekend + Holiday Rentals (Friday - Sunday & Holidays):

- a. Morning Rental 5:00 AM to 4:00 PM = \$90.00
- b. Evening Rental 5:00 PM to 4:00 AM = \$90.00
- c. All Day Rental 5:00 AM to 4:00 AM = \$150.00

7. UNDERSIGNED agrees that the foregoing rental fee is due 72-hours before the date of the rental agreement. 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.

8. UNDERSIGNED agrees that unless otherwise agreed to by the Rental Chairperson, the UNDERSIGNED shall return said key to the Rental Chairperson within twenty-four (24) hour period, UNDERSIGNED shall be charged a fee of \$5.00 for each twenty-four (24) hour period thereafter. Please check with Chairperson on key return during weekend and holidays.

9. 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.

CAREFREE CLUBHOUSE INC. RENTAL AGREEMENT _____ (initial here)

10. 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.

11. UNDERSIGNED understands and agrees to inform all guests that all personal property placed in or around the Clubhouse, including, but not limited to motor vehicles parked on the premises, shall be so placed at the sole risk of the owners of such property.

12. 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, members, and agents.

(Signature) : _____
Carefree Club REPRESENTATIVE

(Signature) : _____
Carefree Club MEMBER

(Print) : _____
Carefree Club REPRESENTATIVE

(Print) : _____
Carefree Club MEMBER

DATE: _____

DATE: _____

MEMBER ADDRESS: _____

MEMBER LOT #: _____

MEMBER CONTACT #: _____

MEMBER EMAIL: _____

A CLEAN-UP FEE OF \$30 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.

If there are any problems call/text the Clubhouse manager at (317) 625-2582.

PROCEDURES GOVERNING USE OF THE CAREFREE CLUBHOUSE

1. When leaving the Clubhouse: outside lights should be turned off, all doors 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 chairperson immediately.
6. Trash should be bagged and deposited in dumpster and new trash bags placed in each trash container.
7. When using the dishwasher or cleaning the 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 72 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 chairperson.
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 complete at the end of your rental. Failure to comply will result in a \$50.00 fine.)
 - 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.
 - f. Dispose of trash in the dumpster.
 - g. Replace empty trash bins with new trash liner.

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

Extra supplies are kept in the lower kitchen cabinets.

THANK YOU FOR USING THE CAREFREE CLUBHOUSE