



**JJ Highway
 Williamsville, Missouri
 573-998-3211
 www.keenersprings.com**

Rental Agreement

Be it known that the undersigned parties hereafter known as the landlord & the tenant, do hereby agree to the following terms and conditions, concerning the rental of the Keener Spring Recreation Property.

1. Date of Reservation: _____

2. Purpose: _____ Number of Guests: _____

3. Rental Charges:

Grounds Group Rates

Up to 50 people	6 hours	\$200.00
50-100	6 hours	\$250.00
100-200	6 hours	\$450.00
Over 200	6 hours	\$600.00
<i>\$50 per additional hour</i>		
Clubhouse	6 hours	\$250.00
Wedding Tent	6 hours	\$200.00
Cleaning/Damage Deposit		\$200.00
Birthday Parties (1-40 people)	3 hours	\$135.00
<i>\$50 per additional hour</i>		

Rental Charges	_____
Damage Deposit	_____
Total Due	_____
Security Deposit	_____
	<i>(1/2 of total charges due at booking)</i>
Tax	_____
Balance due	_____ on _____
	<i>(30 days prior to event)</i>
Add'l charges	_____ on _____
	<i>(7 days prior to event)</i>

It is understood by tenant:

- _____ A. 50% security deposit at the time of your reservation will hold your date. The balance is to be paid in full in 30 days prior to event. Deposits are not refundable if cancellation occurs less than 15 days prior to event.
- _____ B. Tenant shall notify landlord of exact number of guests one week prior to date of use, & pay any price increases that may be due.
- _____ C. Cleaning/damage deposit shall be refunded within 7 days if the facility is left in satisfactory condition. Tenant shall be responsible for any damage to the premises and fixtures. Buildings to be left in original state. All trash to be disposed of properly. The tenants bear the financial responsibility if any property is damaged.
- _____ D. Landlord is not responsible for injury or loss of property, by tenant/guests/and or outside vendor's equipment brought on property.
- _____ E. There is to be no smoking permitted in any of Keener Springs Recreation Area's buildings including: clubhouse, cabins and bathhouse. All smoking is to be done outside and disposed of properly in cigarette containers provided by Keener Springs.
- _____ F. Tacks, nails, staples are not permitted to be used on walls. No fireworks are permitted on property.
- _____ G. Rehearsals and decorating are not included in the event price and are to be booked separately. The price is \$50 per hour.
- _____ H. It is the tenant's responsibility to see that their guests or anyone in their employment, such as a band or catering service, abide by the closing hours. Failure to do so will result in the forfeiture of the damage deposit (\$200.00).
- _____ I. Periodically members of the staff will check restrooms, clubhouse, picnic grounds and other public areas. If at any time the staff members observe behavior resulting in damage to the property/facility, it is the manager's option to terminate the function being held.
- _____ J. It is understood there may be multiple events held at Keener Springs Recreation Area on the day of my reservation. Keener Springs Recreation Area will do it's best to distance the other events from each other. As Keener Springs Recreation Area is on the banks of Black River, we cannot control boat traffic or behavior of crowds not on Keener Springs Recreation Area property.
- _____ K. Rainy Day Policy: If it is raining, a rain check, valid for one year from the date of your scheduled event will be issued. The rain check may be used on any date as long as there is availability.
- _____ L. Property is to be vacated no later than 11:00 p.m.

Landlord

Email address

Signature of Tenant • D.O.B.

Credit Card # • Exp. Date

Address of Tenant • Phone #

Date of Agreement