

# *Charlton Ranch*

## *Venue Client Contract & Agreement*

Thank you for choosing Charlton Ranch! We believe in offering affordable pricing and flexibility to make planning your event as easy as possible.

Here is what we offer:

- Full Access to The Red Barn and event grounds
- Freedom to design your own layout and timeline

Over the next few steps you'll read over the sample contract, schedule a day and time to take a tour of the grounds, and meet the owners of Charlton Ranch. To proceed after tour with booking Charlton Ranch Venue you will be given a copy of the contract to review and sign, give us some initial details about your plans, and make your non-refundable Down Payment. This allows us to hold your specific date from further booking.

Thank you,

*Ronda Charlton*

916 475-3012

Events@charltonranch.net

This Event Venue Contract ("Contract") is made effective as of date: \_\_\_\_\_  
by and between Charlton Ranch Venue, at 5535 Marysville Road Browns Valley, Ca 95918;  
and Client \_\_\_\_\_ in City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

WHEREAS Client desires to rent the Charlton Ranch Venue for the purpose of holding a an event \_\_\_\_\_; and will be referred to as "client."

WHEREAS Charlton Ranch Venue desires to rent the Venue to Client for such purpose, subject to the terms and conditions hereinafter set forth, and will be referred to as "CRV."

THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

### 1. Venue Rental:

- CRV agrees to rent to the Client, and Client agrees to rent from CRV, the Red Barn and allocated event grounds. Located at 5535 Marysville Rd Browns Valley, CA 95918 for the event to be held on date: \_\_\_\_\_
- The rental period shall commence at start time: \_\_\_\_\_ and conclude at end time: \_\_\_\_\_ on the date which includes setup and teardown time.
- Any extension of the rental period must be approved in writing by Charlton Ranch Venue and will be subject to an additional \$100 per hour.

### 2. Rental Fee & Payment Schedule:

- The total rental fee for the Venue is \$350 per day.
- A non-refundable deposit of half of the total rental fee is due upon signing this Contract.
- The remainder of the total rental fee is due 30 days prior to the date of the event.
- Payments can be made on the balance at any time prior to the due date. Payment methods include Cash, Venmo, Zelle, or Check (must clear by due date).
- A late payment fee of \$10 per day will be charged for any payments received after the due date.

### **3. Rentals Available by Venue:**

- Two restrooms are included
- Rental supplies are available at an additional fee. An inventory list can be provided upon request.

### **4. Client Responsibilities**

- Client is responsible for obtaining event insurance, including hosted liquor coverage, is there will be alcohol served.
- Client is responsible for any damage to the Venue caused by Client, Client's guests, or Client's vendors.
- Client is responsible for the conduct of their guests, including children who must be always supervised.
- Client will remove all trash, personal belongings and decorations at the end of the contracted time.
- Client is responsible for all outside beverages, CRV does not supply any event with alcoholic beverages.
- Client is responsible for leaving the grounds, barn, and surrounding areas cleaned up and as they found them.

### **5. Cancellations & Refunds:**

- In the event of cancellation by Client, all payments made to date are non-refundable. NO monies or payments will be returned to the client, outside party or agent. If the event is cancelled within 2 weeks of the event date, the client is responsible for the full payment on the contract. In the event of rescheduling prior to 90 days, previous payments will be applied towards the new contract date.
- In the event of a force majeure event (e.g., natural disaster, act of God, pandemics, wars, terrorist acts), CRV and Client will discuss rescheduling, no refunds are considered or part of this contract.
- In the event the client is forced to change the date of the event CRV will do everything they can to transfer the reservation to a new date in the calendar year. All expenses

are the sole responsibility of the client. The client further understands that last minute changes can impact the quality of the event and CRV is not responsible for these compromises in quality.

- If the Client fails to pay in accordance to the contract, CRV may declare contract canceled/void and all monies received will be considered payments for damages.

#### **6. Insurance & Liability:**

- Client shall obtain and maintain event liability insurance with a minimum coverage of 1-2 million dollars (base coverage). Please use [www.eventhelper.com](http://www.eventhelper.com) to secure a policy for the date of your event. Adding Hosted liquor coverage to your policy is required if there will be alcohol. Include CR and [ranchcharlton@gmail.com](mailto:ranchcharlton@gmail.com) before checking out allowing for a forwarded copy of the policy to us directly. Client must provide proof of insurance to Venue by date: \_\_\_\_\_.
- Venue shall not be liable for any loss, damage, or injury to Client, Client's guests, or Client's property.

#### **7. Decorations & Restrictions:**

- All decorations must be approved by Venue prior to the Event Date and cleaned up and removed at the end of the event.

#### **8. Food & Beverage:**

- CR will allow the client to bring their food or hire a caterer of your choice. ALL appetizer serving plates, napkins, utensils, are to be supplied by the client or caterer.
- CR does not supply any event with alcoholic beverages, the client is responsible for all outside beverages.

#### **9. Force Majeure:**

- Neither party shall be liable for any failure or delay in performance under this Contract due to causes beyond its reasonable control, including but not limited to, acts of God, natural disasters, war, terrorism, and government regulations.
- If this is the case, your payments can be used to reschedule on a day that works for both the client and CRV. There will be no refunds.

**10. Governing Law & Dispute Resolution:**

- This Contract shall be governed by and construed in accordance with the laws in Yuba County and the State of California.
- CRV reserves the right to gain access to its venue and make necessary changes to all services provided.
- Any disputes arising out of or relating to this Contract shall be resolved through open communication. If an agreement cannot be reached with open communication, then mediation shall be used if necessary.

**11. Entire Agreement:**

- This Contract constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, whether written or oral.

**12. Amendments:**

- This Contract may be amended only by a written agreement signed by both parties.

**13. Signatures:**

**Venue:**

Venue Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Venue Representative Printed Name and Title: \_\_\_\_\_

**Client:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_