

Nisqually Winds Mountain House Site Rental Agreement

NisquallyWindsMountainHouse@msn.com

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Mail: P.O. Box147, Ashford, Wa. 98304

Nisqually Winds Mountain House Site Rental Package Includes:

Exclusive Private Use of "Nisqually Winds Mountain House" Grounds

- Covered outdoor area; The Pavillion
- Terraced ceremony area
- 7-acres of landscaped grounds and forested area
- Little cabin on high bank of the Nisqually River with access to the river; this is not for lodging.
- Use of the Mountain House's Guest "On the Way Cabin" for the Bride & Groom with their bridal party, to get ready for your wedding.
- The Guest House is available for Overnight lodging for an additional fee.
- Prep/ Storage in out building on facility. No Stove or Oven.
- Up to 2 hours wedding rehearsal and set up time before the ceremony date, scheduled on a prior day coordinated with other events.
- Pre-event coordination and planning for set-up and vendor recommendations.
- Visits for family, photographer, caterer, other vendors for planning.
*****These visits must be coordinated prior to visits*****
- Chairs and round tables for up to 120 guests
- Lights on outdoor timber posts and inside covered area
- Restrooms
- On-site parking
- One-of-a-kind photograph opportunities can be taken throughout the Nisqually Winds Mountain House property, including the cabin and river
- Staff member on-site during event for assistance with facility

Guest responsible for:

- Arranging and coordinating food and beverage options.
- Alcohol must be served by a designated person who is responsible for managing consumption.
- * **Banquet Permit must be obtained** through Washington State.
This can be done at liq.wa.gov

* **Arranging for music and PA system** for ceremony and reception. Both live and recorded music is permitted, however the volume must be maintained at a level deemed acceptable by Nisqually Winds Mountain House.

Loud outdoor amplified music must be over by 12:00 a.m., however acoustic music can continue until 1:00 a.m. or longer with the approval of the venue

The guest assumes responsibilities for all liabilities.

- Obtaining a \$1 million Event Liability Insurance coverage through personal insurance provider or www.wedsafe.com (about \$175) and listing "Deborah A. Cooper DBA Nisqually Winds Mountain House and Naturally Exposed LLC" as "Additional Insured" to protect you and the venue.

Proof of insurance is due with final payment.

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Decorating and flowers:

The pavilion and grounds will have lights on timber rafters and accent lights throughout the grounds. You can add additional floral arrangement and décor as you wish. Please respect and help us preserve Nisqually Winds Mountain House grounds and structures. You may not nail or staple to the timber-frame pavilion, home or arbors.

Please consult with management prior to nailing or stapling. If allowed to nail or staple, you must not only remove the decorations but the nails, tacks, staples, etc. you used to hang the decorations once the event is over.

Please provide decoration plan to Nisqually Winds Mountain House prior to the event to determine materials and tools best to use.

For weddings we request, wild birdseed, wheat, lavender florets, real flower petals, or bubbles used to throw in lieu of rice, confetti, glitter, streamers or faux flower petals. **Rice, confetti, glitter, streamers or faux flower petals are not allowed! If used you will forfeit your deposit.**

General clean-up: Disposing of trash in designated garbage containers, as well as taking all trash at the end of the event with a designated person. **We can remove your bagged trash for an additional \$200.00.** Cleaning and taking down tables and chairs and replacing them back on racks, removing decorations, personal belongings, and boxes used to transport items to our facility at the end of your event. Making sure all items and trash are removed from in the pavilion, terraced ceremony area, gardens and grounds, groom's, and bride's room.

___ If needed, Nisqually Winds Mountain House will deduct the cost of excessive cleanup at \$25/hour from the Damage Deposit. (This does not include trash, that is a flat fee of \$200.00 which will be deducted from your Damage Deposit)

___ **Conduct:** Of all who participate in and/or are present at your event, Nisqually Winds Mountain House reserves the right to have unruly guests removed from the premises. Children will be in the supervision of adults at all times, especially around and at the river for their safety. Children are not allowed on the decks and require adult supervision on the main 2nd floor deck if they are there for picture purposes.

Nisqually Winds Mountain House has the right to end an event if the event is out of control.

The House:

The house is a private residence. The porches, deck, yard, and gardens are available for pictures prior to the ceremony. Guests are not allowed in the house without management approval and escort. The house is off-limits unless prior arrangements have been made.

___ **Smoking:** Smoking is not permitted in the building or on the premises. Guests must smoke inside their vehicles, off-site, or a prearranged designated smoking area agreed upon prior to the event. You must work with Nisqually Winds Mountain House if an exception is needed. Any clean up related to smoking on premises will be deducted from damage deposit @ minimum of \$100.00.

Promotional Approval:

___ Yes – Nisqually Winds Mountain House has my permission to use pictures taken during my event in marketing materials or website.

___ No – Nisqually Winds Mountain House does not have permission to use pictures from my event in marketing materials or website.

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Additional Services:

_____ Day of Wedding Coordination Available:

It is highly recommended to designate a day-of, on-site wedding coordinator. This person can be a family member, friend, hired professional. This service is not Nisqually Winds Mountain House responsibility. Designating someone in this capacity will ensure the bride and bridal party does not have to worry about setup, coordination of people, or troubleshooting issues that may arise.

Nisqually Winds Mountain House assistant does try to assist as necessary to:

- _ Greet vendors upon arrival and direct them to setup in defined area.
- _ Assist wedding party, family members, guests as needed.

Rates & Deposits of Weddings and Events:

A non-refundable deposit of 25% is required at time of booking to secure your date.

All Day Rental \$4,200.00

Your deposit will be \$1,050.00 This will secure your date.

2nd Installment is due 90 days prior to event

3rd Installment is due 60 days prior to your event

4th and final installment is due 30 days prior to your event. You must also supply the proof of liability insurance and banquet permit .

Adding additional time to your event may change the cost, please discuss with your host what you want to confirm your pricing.

Additional time allotment and event pricing is available depending on your wedding/event needs.

For overnight rental of Cabin the price is:

\$300.00 for the 1st 2 people per night.

\$50.00 per person per night, up to 6 people total

Cleaning fee \$75.00

In the event of cancellation, the original deposit to secure the venue will be kept.

If the event is cancelled with less than 30 days, there will be no refund of any kind.

We understand there are extenuating circumstances in life and it is up to the owner of Nisqually Winds Mountain House to make the decision on refunds and/or rescheduling.

Final Payment is due 30 days prior to event day.

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Security/Damage Deposit:

A \$500.00 Damage deposit is required to be paid in full with your final payment prior to the event. The damage deposit may be held with a credit card on file that will not be run unless there are damages to the property or clean up was not done, however there will be a card inquiry to confirm the card is valid.

The damage deposit may be paid on the same installment schedule as the venue payments. The damage deposit is fully refundable after your event if there is no damage and the Nisqually Winds Mountain House property is left in the same condition as it was before the event.

1.) Guest(s)/Cardholder(s) is/are individually and severally liable and otherwise fully responsible for any and ALL Guest/Cardholder/Invitee caused damages incurred to the Nisqually Winds Mountain House Property(ies), including, but not limited to all adjacent structures and premises, throughout the entire duration of their stay of occupancy. This includes, but is not limited to intentional and /or unintentional removal of Property Owners` (principal`s) personal property (belongings), willful and/or accidental damage to structure(s) and premises including, but not expressly limited to any and all fixtures, appliances and furnishings. Guests`/Cardholders` credit card(s) shall be charged at full cost of repair and/or current replacement, including labor and materials, removal and disposal, plus taxes and surcharges, as applicable.

All Guests/Cardholders are expected to examine the Nisqually Winds Mountain House Property(ies) structures and premises to the best of their reasonable ability UPON ARRIVAL and immediately report any and all damage(s) observed to Nisqually Winds Mountain House. In the event of damages reported upon Guest departure, and/or unreported damage(s), the Guest(s)/Cardholder(s) shall be charged at full cost of repair and materials, removal and disposal, plus taxes and surcharges as applicable.

Nisqually Winds Mountain House, and it's Property Owners (principals shall not be held liable nor otherwise responsible in any way for the Guests`/Cardholders` personal body, bodily harm and property that is damaged, lost or stolen, and upon endorsing this Agreement, Guest(s)/Cardholders and/or their invitees agree to forever hold harmless and indemnify Nisqually Winds Mountain House, and it`s Property Owners (principals) from any such liability/responsibility.

If found; upon Guests`/Cardholders` request, Nisqually Winds Mountain House, will return personal property left behind by it's Guest(s)/Cardholder(s) with a Handling Fee of \$25.00, plus all applicable shipping costs. Nisqually Winds Mountain House can, at its option, hold property on behalf of the Guest(s)/invitee(s) for a period of up to 30 days, after which time all such property will be discarded or donated to local charity.

Nisqually Winds Mountain House will deduct the cost of the cleanup (at \$25/hour) and or repairs from the Damage Deposit and will provide an itemized list of costs with the balance (if any) within 10 days of the event in the event there are damages.

In the event there is no damage, the damage deposit will be refunded immediately, (the next business day) either to the Cardholder's credit card or by a check in the mail.

Please keep all guest out of stream- Any damage incurred will be charged to you.

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Guest Acceptance of Terms at Nisqually Winds Mountain House:

This agreement is made effective as of _____ by and between
Nisqually Winds Mountain House, Deborah A. Cooper and
Bride _____, (AKA-"Guest")
Groom _____, (AKA-"Guest")
By signing this contract, Guest accepts the terms defined in this agreement.
Event Name: _____

Rental Date: _____
Estimated Number of People: _____
Rental Rate: _____
Estimated Ceremony Time: _____
Bride-/Guest Signature: _____
Date: _____
Phone: _____
Address: _____
City, ST, Zip: _____
Email: _____
Groom-/Guest Signature: _____
Date: _____
Phone: _____
Address: _____
City, ST, Zip: _____
Email: _____

Nisqually Winds Mountain House Representative
Signature: _____
Date: _____

Guest Acceptance of Terms at Nisqually Winds Mountain House Continued The terms `Property Owner` and `Principal` all refer to the person(s) or entity that holds an interest of ownership in the Nisqually Winds Mountain House Property refers to the specific structure(s) and premises incorporated into the Nisqually Winds Mountain House, rental program that is rented to the Guest(s)/Cardholder(s), including, but not expressly limited to all furnishing, appliances, and accompaniments.

Privacy Policy: Nisqually Winds Mountain House will not sell or share your personal information with any third party. If you have any questions about our policies, please contact us. Thank you

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Reservation is not confirmed without payment.

Type of Credit Card: _____

Credit Card Number: _____

Expiration Date: _____ 3-digit Security Code: _____ Billing Zip _____

Name on Credit Card: _____

Signature: _____

DEFINITIONS: The terms Guest`, Guest(s)`, and Guests` all refer to the specific Cardholder whose credit card(s) was/were utilized to secure reservations for the Nisqually Winds Mountain House Property(ies) from Nisqually Winds Mountain House As such, the Guest(s)/Cardholder(s) (as defined above) is/are individually and severally liable and otherwise directly responsible for the actions of all members of their party including, but not limited to, family members, associates, and invitees. All costs of accommodation including , but not limited to, loss, damage, and/or fines are considered to be the full and complete responsibility of the Guest(s)/Cardholder(s), regardless of whether or not the Guest(s)/Cardholder(s) was/were actually present at such time as the loss, damage, and/or fine(s) actually occurred.

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