

CLUBHOUSE RENTAL AGREEMENT

THIS IS AN AGREEMENT between WARWICK ESTATES ASSOCIATION, INC. ("Warwick"), and \_\_\_\_\_ ("Renter").

Warwick owns a Clubhouse at 6060 Woodbridge Road in Oklahoma City, Oklahoma and periodically rents said Clubhouse for various functions. Renter has expressed a desire to rent the Clubhouse for the following function: \_\_\_\_\_. The rental date shall be \_\_\_\_\_, and the hours of such rental shall be from \_\_\_\_\_ to \_\_\_\_\_. (All functions must be complete before 12:00 a.m. )

- 1) In the event Renter is a resident of Warwick and the Clubhouse is being rented for the personal use of such resident or a member of the resident's household, the fee for rental of the Clubhouse shall be \_\_\_\_\_ and the security deposit shall be \_\_\_\_\_.
- 2) In the event that Renter is a resident of Warwick and the Clubhouse is being rented for an event not personal to Renter's household, but for which such resident shall be in attendance, the rental fee shall be \_\_\_\_\_ and the security deposit shall be \_\_\_\_\_.
- 3) In the event the Renter is not a resident of Warwick, the fee for rental of the Clubhouse shall be \_\_\_\_\_ and the security deposit shall be \_\_\_\_\_.

Renter understands and agrees to the following:

- 4) If I am renting the Clubhouse as a resident of Warwick under Paragraph #1, I agree and acknowledge that it is being rented for the personal use of myself or a member of my household.
- 5) In the event it is ascertained that I have rented the Clubhouse as a resident of Warwick for the benefit of a person or persons who are nonresidents of Warwick, Warwick may retain from my security deposit the difference between the resident rental rate and the non-resident rental rate.
- 6) When I rent the Clubhouse I agree to be present in the Clubhouse at all times during the rental period and I further agree that I personally will be responsible for any and all damages which might be incurred to the Clubhouse, its furniture, fixtures or equipment during the rental period.
- 7) By 12:00 p.m. on the day following the rental period, I will have the Clubhouse cleaned in accordance with the checklist provided to me and will have the key to the Clubhouse returned to the appropriate person. I understand that I must furnish supplies for cleaning.
- 8) In the event that I do not have the Clubhouse cleaned or the key returned within the specified time, all of my security deposit will be forfeited.
- 9) If I am a resident of Warwick, all of my dues must be current in order for me to rent the Clubhouse. If such dues are not current, my deposit will not be returned until such time as all dues are paid to the Treasurer.
- 10) I agree to pay the rental fee and the security deposit at least seven (7) days prior to the anticipated rental. In the event that I do not utilize the Clubhouse, my rental fee is subject to being forfeited.
- 11) The Clubhouse is a non-smoking facility, and I agree to abide by such rule. I also understand that by renting the Clubhouse, I am not renting nor will I have access to the swimming pool.
- 12) In the event that I am renting the Clubhouse for a function involving minors, I agree there will be at least one (1) adult for each five (5) minors attending the function.
- 13) At no time will the Clubhouse have more than its fire limit occupancy of 150 persons in attendance.
- 14) I will be given access to the Clubhouse prior to the rental period for the purpose of decorating or setting up tables and chairs for my particular event. During this period of time I may inspect the Clubhouse, its furniture, fixtures and equipment, and if I find anything which appears to be in a damaged or unclean condition, I will make a note of same on the Clubhouse Condition Sheet provided to me and will return this to the Clubhouse Chairman prior to the event. This is to avoid the possibility of my being charged for uncleanliness or damage which occurred prior to the time I rented the Clubhouse. Otherwise, I accept the Clubhouse, its furniture, fixtures and equipment in an "as is" condition.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

WARWICK ESTATES ASSOCIATION, INC.

RENTER:

By: \_\_\_\_\_

\_\_\_\_\_