

FAIRFIELD VOLUNTEER FIRE DEPT. RECREATION HALL
FAIRFIELD RESIDENT RENTAL AGREEMENT

This RENTAL AGREEMENT, dated this _____ day of _____, 20____ between Fairfield Volunteer Fire Dept, Inc. (FVFD) a New Jersey corporation and hereinafter called FVFD.

RENTER _____, an individual/corporation/limited liability company, who's address is _____.

Agree to the following:

Rental Event and Location: FVFD hereby agrees to allow Renter to utilize the following for the time and purpose set forth below:

___ Recreation Hall located at 5 Commerce Rd, Fairfield, NJ 07004

___ Kitchen – including refrigerator/freezer/stove/oven for (warming purposes only)

Rental Date: _____ (month) _____ (day), 20__

Rental Time (6hrs) Open _____ AM/PM to **Close** _____ AM/PM

Purpose of Rental: _____

Rental Fees: \$525.00 total for 6hr rental

Hall Rental	\$425.00 (payable to FVFD)		<u>\$425.00</u>
Incidentals deposit	\$100.00 (separate check, refundable)		<u>\$100.00</u>
Attendant	\$100.00 (separate check payable to "cash")		<u>\$100.00</u>
Clean up fee (optional)	\$100.00		_____
Additional hrs:	\$90.00/hr (arranged)	x _____ hrs=	_____
	\$120.00/hr (Unarranged)	x _____ hrs=	_____
**Security Deposit	\$200.00		_____

**Security deposit necessary if full payment not made at time of contract signing. Fully refundable if rental is canceled 21 or more days prior to event.

TOTAL \$ _____

Renter agrees to the following terms and conditions:

Renter Fee: Renter agrees to pay FVFD a \$200.00 deposit or full payment upon execution of this agreement. If Renter cancels the rental 21 days prior to the event, the deposit/full payment shall be refunded. *A separate, refundable payment of \$100.00 Incidental deposit in the amount of \$100.00 is required for any cleanup/damages caused by Renter. A 3rd check for the Event Attendant is for the FVFD member who will be supervising the hall rental on the day of the party. All payments shall be made 15 days prior to the day of the event. If, after the event, there is no cleanup/damage fees, the \$100.00 deposit will be fully refundable.

Social Hall Rental Fee is: \$525.00 for 6hrs hall usage which includes use of the refrigerator/freezer, stove/oven

*Each additional hour that is prearranged with the FVFD will be \$90.00/hr or \$120/hr if Rental time unexpectedly runs 15 minutes past agreed time as listed on this agreement.

Unless the optional \$100 cleaning fees are not applied, renter is responsible to restore Social Hall back to the condition in which it was rented to them. This includes, but not limited to, removing all decorations; removing all rented equipment; sweeping floors; emptying trash cans; cleaning kitchen; etc. If not in compliance, contact Property Manager Chair. The deposit of \$100.00 for cleaning/damage will not be refunded. Renter shall also be responsible for additional charges for damages (if applicable).

Cancellation by the FVFD: The FVFD may cancel this Agreement at any time prior to the Rental Date. In the Rental Event, Renters sole remedy in law or equity shall be limited to the refund of the Deposit, and this Agreement shall be void and of no effect, and Renter shall have to further claims against FVFD.

Limitation of Liability: FVFD, its directors, officers, members, agents and employees shall not in any person(s) arising out to use the use and/or operation of the Social Hall, and/or kitchen or for the activities of the Renter and/or Renter's guests and invitees, including (but not limited to) the consumption of alcohol on or off the premises.

Misc. Provisions.

1. Renter is limited to the use of the Social Hall, kitchen and restrooms located on the first floor. All other areas of the building are off limits to use by Renter.
2. FVFD, its officers, members, agents, and employees assume no liability for injury to patrons, guests, invitees, or others on the rental property proceeding, throughout, and following the rental period set forth in this Agreement. Renter shall indemnify, defend, and hold harmless FVFD, its directors, officers, member, agents, employees, from any liability, claim, property damage, personal injury, and/or others on the property, arising out of, or during rental.
3. Renter shall be responsible for and shall reimburse FVFD within ten (10) days for, all lost, stolen, damaged, or missing property of the FVFD.
4. Renter Shall not conduct, encourage, allow or tolerate any unlawful activities or breach of the public peace (including, but not limited to, public intoxication, underage drinking, illicit drugs or disorderly conduct). Renter shall be responsible for all provisions of the Alcoholic Beverage Control Law of the State of New Jersey. Renter may not sell alcoholic beverages.
5. Renter shall be responsible for identifying the need for and obtaining all necessary licenses and/or permits as may be required for any Federal, State, or Municipal government, including but not limited to alcoholic beverage licenses, lottery/gaming/raffle permits, and noise permits.
6. Renter warrants and guarantees that all activities will cease by midnight the day of the event in order to allow time for clean up and shall vacate the building by 1:00 AM.
7. FVFD will not be responsible for any articles lost or stolen during or after the rental including any catering equipment.
8. Renter warrants and guarantees that any FVFD fixtures, equipment and/or decorations will not be removed or altered without FZVFD specific permission.
9. Kitchen: Renter warrants and guarantees that any kitchen equipment, utensils, glass ware etc., that is used as part of this Agreement shall be cleaned and returned to original location provided the \$50 clean up fee has not been applied to this agreement. Renter agrees to use stove/oven for warming purposes only and not for cooking of full course meals. Refrigerator/freezer must be emptied and cleaned upon closing of the hall.
10. Renter warrants and guarantees that if said premises are leased for an activity involving minors, then such event/activity shall be chaperoned by the person/adult over 21yrs of age that has signed this agreement.
11. The renter agrees this is an event hall and not a gymnasium and shall be used as such.
12. Decorations: Only permitted on the tables or floors. The Renter shall not hang, tape or suspend decorations to any other surface unless otherwise agreed. No candles or open flames permitted inside the hall at any time. Renter shall not use rice, glitter, or confetti in the hall or on the grounds outside of the Social Hall. No tacks, staples, or tape shall be used on walls, ceilings or furniture.
13. Renter shall not advertise the activity for the rented space which gives the impression FVFD is sponsoring the Rental Event. Any advertising that does not comply with this

condition shall be grounds for cancellation of the Rental Agreement by FVFD and NO REFUND OR DEPOSIT OR THE RENTAL FEE SHALL BE GIVEN.

14. FVFD, its directors, officers, members, agents, or employees shall have the right to enter the premises at any time of times during the Rental Event.
15. If this agreement is breached by the Renter, its patrons, guests, invitees, and others, the FVFD may terminate the Rental Agreement and depend that the rented premises be vacated immediately, without refunding either the deposit or the Rental Fee to the Renter.
16. It is not the responsibility of the FVFD Hall Attendant to enforce, monitor or reprimand the actions of the renter and/or party attendees. All party guests are to respect and act accordingly to the contract and conditions of the rental contract. It is the sole responsibility of the renter to assure that all event attendees act and attend in proper manner. The FVFD Hall Attendant is to assist the renter with any questions that may arise during the event and supervise the set up and clean up to make sure the Social Hall is left neat, clean and without damages to property or building.
17. No smoking is permitted inside of Social Hall. Cigarette butts must be properly discarded outside of door in provided "butt cans" or appropriate container.

Return Check Policy: Renter shall pay the FVFD Seventy-Five and 00/100 Dollars (\$75.00) for each returned bank check and, in addition, will reimburse the FVFD any bank charges FVFD may incur as a result of each check.

Should FVFD employ an attorney because of any breach of this Agreement by Renter, Renter shall pay FVFD reasonable attorney fees whether or not FVFD institutes legal proceedings. However, where legal proceedings are instituted by the FVFD against Renter, and said proceedings result in a monetary judgement in favor of FVFD, those reasonable attorney feels for which Renter shall be liable to FVFD shall not be less that 15% of said judgement.

Rental Agreement Acknowledgment

- ___ Received signed Rental Agreement. (Includes rental date and time)

- ___ Explained property areas which are "off limits" for guests.

- ___ Explained the separate check for Incidentals/damage fees along with renter's responsibility.

- ___ Explained items included/excluded per Rental Agreement.

- ___ Explained the "No Smoking" policy and use of butt cans for proper disposal.

- ___ Explained FVFD's and Renter's alcohol policy/responsibility.

- ___ Explained use of Stove, oven, refrigerator/freezer (if applicable)

Renter agrees to all terms and conditions of the Rental Agreement between Renter and FVFD.
The information above has been explained and I have been allowed the opportunity questions.

Renter:

Name: _____

Phone: _____

Address: _____

Date: _____

Signature _____

Fairfield Volunteer Fire Dept.

Name: _____

Signature: _____

Title: _____