



WEDDING CONTRACT

I. Event Day

Event wedding engagement party vow renewal other _____

Event Date _____ Rental Time _____ am/pm – _____ am/pm

Ceremony Location Rebecca's Chapel Tail Feather Field Salt Horse Patio Outlaw Lake
 Other _____

Reception Location Salt Horse Patio Great Bear Lodge
 Other _____

Est. Attendance _____

II. Rehearsal Day

Rehearsal Date _____ Rental Time _____ am/pm – _____ am/pm

Dinner Location Salt Horse Patio Great Bear Lodge
 Other _____

Est. Attendance _____

III. Contacts

Bride _____
Phone _____
Address _____

Email _____

Groom _____
Phone _____
Address _____

Email _____

Wedding Planner or Contact Name _____
Phone _____ Email _____

Renter Contact Name _____
Phone _____ Email _____



IV. Packages & Options

- ◆ Refer to Wedding Fee and Bar Pricing Packets for full descriptions, fees and prices
- ◆ Mark box next to package and/or options that you desire

Wedding Package Choice

Fee

- | | |
|---|-------|
| <input type="checkbox"/> Shotgun Wedding | _____ |
| <input type="checkbox"/> Sgt. Reckless | _____ |
| <input type="checkbox"/> Unity Celebration | _____ |
| <input type="checkbox"/> Starry Sky | _____ |
| <input type="checkbox"/> True Legacy | _____ |
| <input type="checkbox"/> Custom Wedding (See below Ala Carte Options for price) | _____ |

Custom Wedding and/or Ala Carte Options

Fee

- | | |
|---|-------|
| <input type="checkbox"/> Outlaw Lake | _____ |
| <input type="checkbox"/> Over 200 guests | _____ |
| <input type="checkbox"/> Camping | _____ |
| <input type="checkbox"/> Great Ber Lodge | _____ |
| <input type="checkbox"/> Kodiak Groom Saloon | _____ |
| <input type="checkbox"/> Porta Potty rental | _____ |
| <input type="checkbox"/> Indoor Catering Kitchen | _____ |
| <input type="checkbox"/> Windowed Tent | _____ |
| <input type="checkbox"/> Overnight Accommodations/Honey Bear Bridal Suite | _____ |
| <input type="checkbox"/> Trap shoot | _____ |
| <input type="checkbox"/> Rehearsal dinner facility rental | _____ |
| <input type="checkbox"/> Tables (\$7/per table) | _____ |
| <input type="checkbox"/> Chairs (\$2/per table) | _____ |
| <input type="checkbox"/> Microphone & speaker | _____ |
| <input type="checkbox"/> Hay Wagon Transportation | _____ |
| <input type="checkbox"/> Clean Up Service | _____ |
| <input type="checkbox"/> Other: _____ | _____ |
| <input type="checkbox"/> Other: _____ | _____ |



Additional Rental Hours (\$200/hour)	Fee
Date _____ Time: _____ am/pm – _____ am/pm	_____
Date _____ Time: _____ am/pm – _____ am/pm	_____

Bar Package Fees	Fee
<input type="checkbox"/> Standard	_____
<input type="checkbox"/> Premium	_____
<input type="checkbox"/> Ultra	_____
<input type="checkbox"/> Consumption Host Bar Set Up Fee	_____
<input type="checkbox"/> No Host Bar Set Up Fee	_____
<input type="checkbox"/> Beer and Wine Host Bar Set Up Fee	_____
<input type="checkbox"/> Non-Alcohol Event Set Up	_____
<input type="checkbox"/> Additional bartender	_____
<input type="checkbox"/> Champagne per bottle	_____
<input type="checkbox"/> Champagne toast per guest	_____
<input type="checkbox"/> Orange juice per pitcher	_____

Sales & Travel Tax (6.00%) _____

Gratuuity Charge (18.00%) _____

Entire Rental Fee _____*

Refundable Security Deposit \$500

TOTAL PAYMENT _____

* Additional fees may apply, e.g., additional hours, options, alcohol sales, damages, special cleaning, etc.



TERMS & CONDITIONS

V. General

- Lazy Bear Ranch is not only a beautifully maintained facility, but also a residence. You, as the renter under this contract (referred to herein as “You”, “Renter”, or “Renters”), and your guests must respect the facility and its staff at all times, which includes remaining in designated areas that are rented under this contract.
- No driving or parking vehicles on the grounds except in designated areas.
- All items must be delivered and removed within the Rental Time (as specified in §§ I and II). If deliveries or pickups are to be made for items associated with the Event that do not fall within the Rental Time, additional fees at the hourly rate of \$200/hour will be charged.
- Children must be supervised for their safety, especially around water areas.
- We love an exit toss, but rice, birdseed, silk flowers and fireworks (including sparklers) are not allowed. Bubbles and flower petals are encouraged. If You have other ideas, please let us know.
- All alcohol must be provided and served by Lazy Bear Ranch. No outside alcohol is allowed on the premises.
- You must submit a plot plan to Lazy Bear Ranch no less than 30 days before Event Date (as specified in § I).
- You must designate a contact person or a wedding planner on the wedding day that is not a member of the wedding party.

VI. Clean Up

- All areas must be cleaned immediately after your Event (as specified in § I) and within the Rental Time, unless provided otherwise in the contract. If your package allows for clean-up the day after the Event, all areas must be cleaned by 10:00 am. Trash must be bagged and placed in dumpster. You are responsible for supplying all trash bags and other cleaning materials. This provision does not apply if You paid for the option to have Lazy Bear Ranch clean up after the Event.



- If your guests smoke, there will be a designated smoking area. All remnants must be removed and placed in dumpster.

VII. Decorating

- No staples, nails, tape, or glue may be used on buildings without consent.
- If your chosen Wedding Package in § IV provides for set up to begin the day before the Event Date, set up must be done between 4:00 p.m. and 8:00pm.

VIII. Catering

- These terms apply if You opted to use Lazy Bear Ranch's indoor kitchen facilities in § IV.
- Time for catering set-up and break down must happen within your Rental Time.
- Caterers must arrive at Lazy Bear Ranch at least one hour before ceremony.
- Caterers are responsible for removing all food, beverages, and trash from the premises after the Event, but within your Rental Time.
- Only caterers are allowed inside Lazy Bear Ranch's indoor kitchen facilities. It is not for casual and/or family use.
- A signed copy of the Caterer Responsibilities Form must be received by Lazy Bear Ranch no less than 30 days before the Event Date.

IX. Rental Fee & Security Deposit Payments

- 50% of the Entire Rental Fee (as specified in § IV) and this signed contract are necessary to reserve your Event Date.
- The Entire Rental Fee balance plus a \$500 refundable security deposit are due 90 days before the Event Date. If these payments are not timely received by Lazy Bear Ranch, the reserved Event Date will be cancelled and 50% of the Entire Rental Fee will be kept.



- The security deposit covers damages, special cleaning, and honor contract time. Should all contract conditions be met by Renter, the security deposit will be refunded within 4 weeks from the Event Date, less costs incurred by Renter for special cleaning, breakage and/or excessive hours over the Rental Time(s). This deposit, however, does not preclude Lazy Bear Ranch from charging Renter for damages, special cleaning, and excessive hours that are not covered by the deposit.
- If it is necessary for Lazy Bear Ranch to issue a refund, please indicate to whom that refund should be paid along with an address for sending the refund, with a phone number in case we need to confirm any information.

Name _____

Address _____

Phone _____

Email _____

X. Cancellations/Liquidated Damages/Change of Date

- Should You find it necessary to cancel your reservation, You must do so in writing. If You cancel 90 days or more in advance, Lazy Bear Ranch's remedy for such cancellation shall be to receive and retain 50% of the Entire Rental Fee as liquidated damages, and the security deposit will be refunded. If you cancel less than 90 days in advance, Lazy Bear Ranch's remedy shall be to receive and retain the Entire Rental Fee as liquidated damages. 50% OF THE ENTIRE RENTAL FEE OR THE ENTIRE RENTAL FEE, AS APPLICABLE, SHALL CONSTITUTE LIQUIDATED DAMAGES. THE PARTIES ACKNOWLEDGE AND AGREE THAT IT WOULD BE IMPRACTICABLE OR EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES THAT LAZY BEAR RANCH WOULD INCUR AS A RESULT OF THE CANCELLATION (A BREACH OF RENTER'S OBLIGATIONS TO RENT LAZY BEAR RANCH'S FACILITY). THE PARTIES AGREE THAT 50% OF THE ENTIRE RENTAL FEE OR THE ENTIRE RENTAL FEE, AS APPLICABLE, ARE EACH A REASONABLE ESTIMATE OF LAZY BEAR RANCH'S DAMAGES.
- 50% of the Entire Rental Fee or the Entire Rental Fee, as applicable, shall only constitute liquidated damages for Renter's cancellation and breach of its obligation to rent Lazy Bear Ranch's facility under this contract and shall not limit or impair (i) Renter's obligations which, by the terms of this contract, expressly survive termination of this agreement, or (ii) Lazy Bear Ranch's right to recover attorney's fees and costs if necessary to enforce such obligations or to obtain or retain the security deposit or the entire rental fee, as applicable. **A date change is considered a cancellation.**



- Rental of Lazy Bear Ranch is contingent upon Lazy Bear Ranch's ability to perform, and is subject to acts of God, extreme weather, war or terrorist activity, government regulation, labor disputes, accident or other causes beyond Lazy Bear Ranch's reasonable control. Under no circumstances shall Lazy Bear Ranch be liable for any damages beyond the refund of the sums paid in advance of your Event should it be impracticable for Lazy Bear Ranch to perform due to circumstances beyond its reasonable control.

XI. Liability & Insurance

- You agree to assume responsibility for your party's compliance with Lazy Bear Ranch's rules and policies. Lazy Bear Ranch reserves the right to ask any guest who acts in an unruly manner or refuses to follow Lazy Bear Ranch's rules and policies to leave the premises.
- You are responsible for your own property such as gifts, clothing and money and that of your guests.
- A "Certificate of Insurance" naming Lazy Bear Ranch, LLC as "Additionally Insured" with no less than \$1,000,000.00 liability coverage must be provided 30 days before Event Date. If alcohol is served, it must be specifically spelled out on your "Certificate of Insurance".
- You are totally responsible for the safety and security of your guests and for any injuries or property damage which they or their guests may cause or suffer.
- You agree to pay for any and all damages that You or your guests cause to Lazy Bear Ranch's property, plantings and grounds to the extent those damages exceed the damages/cleaning deposit made under this contract.

XII. Release

- You release to hold harmless and indemnify Lazy Bear Ranch, LLC, Tim Wrightman, staff, partners, and agents from any and all liability or claims arising out of your use of Lazy Bear Ranch as specified in this contract and in the discussions of ground use.



XIII. Payment Schedule & Deadlines

50% of Rental Fee _____ Upon Signing to Reserve Event Date
 Balance Rental Fee _____ 90 days before Event Date
 \$500 Security Deposit _____ 90 days before Event Date
 Caterer Responsibilities Form _____ 30 days before Event Date
 Certificate of Insurance _____ 30 days before Event Date
 Plot Plan _____ 30 days before Event Date

XIV. Signatures

- By signing this contract, You, the Renter, acknowledge that You have read, understand, and agree to be bound by all portions of contract, including its terms and conditions.

RENTER	LAZY BEAR RANCH REPRESENTATIVE
_____	_____
<i>Printed Name</i>	<i>Printed Name</i>
_____	_____
<i>Signature</i>	<i>Signature</i>
_____	_____
<i>Relationship To Bride/Groom</i>	<i>Position</i>
<i>Date</i> _____	<i>Date</i> _____

XV. Optional Image Release

I hereby give my consent for Lazy Bear Ranch to use my likeness in its publications, advertisements, websites, social media, video clips and other marketing collateral materials. I release Lazy Bear Ranch from any expectation of confidentiality for any of my guests and myself.

Signature _____ *Date* _____