

RENTAL AGREEMENT

DENAIR SENIOR CENTER
3756 Alameda

	Denair Community Services District Residents PER DAY	All Others PER DAY	Key Deposit (per set)	Cleaning Deposit PER DAY
Private Party	200.00	275.00	15.00	300.00
Public Function	NOT ALLOWED			
Denair Service Area Youth Groups	140.00	N/A	15.00	300.00
Insurance	A one-day Special Event Policy provided through DIVERSIFIED RISK INSURANCE shall be purchased from the Denair Community Services District. The type of event determines price. \$140.00			
EARLY ENTRY FEES	1:00 pm \$50.00 4:00 pm \$25.00			

DENAIR SENIOR CENTER
RENTAL AGREEMENT

As the individual (or representative of an organization) identified on the last page, please read, sign and date the agreement signifying that you will adhere to all the conditions set forth in the following and that the information provided is true under penalty or perjury.

ALL EVENTS AT THE COMMUNITY CENTER ARE MONITORED BY THE DENAIR COMMUNITY SERVICE DISTRICT EMPLOYEES WHO MAY ENTER THE COMMUNITY CENTER AT ANY TIME DURING THE COURSE OF ANY EVENT OCCURRING THERE UNDER THIS RENTAL AGREEMENT. THIS RENTAL AGREEMENT GIVES THE PERSONS OCCUPYING THE COMMUNITY CENTER FOR THE PURPOSES OF AN EVENT A MERE LICENSE TO ENTER AND USE THE FACILITY AND DOES

1. AGREEMENT: A signed contract plus all applicable deposits are due and payable at the time of application. The renter shall sign the rental application certifying that they have read and agree to abide by the rules and regulations. Rental fee, key deposit and insurance coverage is due one month in advance of rental date.
2. NO Co-signers: Only one signature per Rental Agreement is allowed. Person signing the contract is responsible for meeting its conditions, payment of all fees and provision of insurance.
3. RESERVATIONS: Must be made in person and by someone 21 years of age. No reservations will be taken over the telephone
4. PHOTO-ID REQUIRED: A valid California Drivers License or other type of Photo ID with birth date imprinted must be presented at the time the reservation is made. A copy will be made and retained with the Agreement. Fees are based on the address shown on the license. If requesting an in-town rate and the address is different from that on the license, a utility billing in the prospective renter's name must be presented.
5. DEPOSITS: ARE CHARGED FOR EACH DAY RESERVED AND are paid on the date of application. Checks are deposited the same day they are received. No exceptions. Deposits are refunded two weeks following the rental date. If the interiors, exterior of the facilities, parking lot, landscaping or furnishings are damaged, missing or unclean at the time of inspection, the deposit will be kept. If the keys are not returned by 10:00 am the first working day following the rental, the \$15.00 key deposit will be kept
6. REFUNDS: Deposits are returned only to the signer of the contract – NO EXCEPTION
7. CANCELLATION: Must be made in person at least **30 days prior to the rental date or an amount equal to the rental fee will be kept.** A cancellation by telephone is not acceptable. Original receipts must be surrendered to the Denair Community Services District at the time of cancellation.

8. RENTAL FEE: Is for one day only from 8:00 am to 12:00 midnight. Groups or Individuals requiring more than one day for their event will be charged a rental fee for each day required – no exceptions.
9. EARLY ENTRY: The reduced rate for Early Entry is for a maximum of one day prior to your event and is for set-up only. If you are discovered using the Senior Center for anything other than set-up, an amount equal to your rental fee will be deducted from the deposit.

The Early Entry Fee will not apply if two or more days are required for set-up. The standard rental fee will be charged for each day, no exceptions.

10. INSURANCE: All users of the Denair Community Center are required to purchase Special Events

Insurance – there are no exceptions. This coverage is purchased at an extra cost through the Denair Community Services District and the rate will vary depending on what the facility is used for and if alcoholic beverages are sold.

The cost of the policy is set by Diversified Risk Insurance and is valid from January 1st to December 31st. A firm price for insurance cannot be given when the contract is signed as your reservation maybe the following year. As the coverage must be paid for 30-days in advance of your rental, the purchase price will be given to you at that time.

A verbal estimate will be provided at the time of signing the Agreement based on the current year's price.

This fee is not a deposit and cannot be refunded.

11. NO ALCOHOLIC BEVERAGES: Alcoholic beverages are not permitted under any circumstances at gatherings where the guest of honor is under twenty-one (21) years of age. **If alcohol is found it will result in automatic loss of deposit.**
12. INSPECTION: Will be done the morning following the rental by an authorized Denair Community Services District employee.
13. DECORATIONS: Will not be attached by any means to the walls, paneling or ceiling. **THE USE OF ANY TYPE OF CONFETTI OR GLITTER IS NOT PERMITTED. IF IT IS USED, YOUR DEPOSIT IS AUTOMATICALLY FORFEITED.** Some type of table covering must be used (table cloths, placemats, etc.)
14. DAMAGES: All damages will be paid for by the person (or organization) signing the agreement. Reimbursement costs for damages caused to the parking area, landscaping, exterior/interior of the facilities, the equipment, furnishings, and/or appliances, which may have been caused by the renter, his guests, patrons or employees, shall be paid to the Denair Community Services District. Charges for damage or items missing at the time of inspection will be deducted from the deposit. If costs exceed the amount of the deposit, the payment must be made within one (1) week of notification of costs. Deposits will be kept until all broken, damaged, or missing items are replaced and all repair work completed to the satisfaction of the Denair Community Services District.

15. MUSIC: Shall cease at 12:00 midnight as the Senior Center is located in a residential area.
16. KITCHEN FACILITIES: Are included in the rental price. No dishes or cooking utensils are provided. If a catering service is used, the renter is responsible for the cleanup of the kitchen area and its equipment.
17. SET-UP AND CLEAN UP: Are the responsibility of the renter. The floors are to be mopped; walls, sinks and appliances are to be left clean; refuse is removed and placed in garbage bin; bathrooms are to be cleaned; tables washed; lights and thermostats turned off; and doors secured.

If a service call is required to clean the kitchen drains resulting from the misuse of the garbage disposal the fee will be withheld from the deposit.

If cleanup is not satisfactory and must be done by the Denair Community Services District, the janitorial fees will be withheld from the deposit. If the fees exceed the deposit, payment must be made within one (1) week of the rental date. *Charges for any work done by an employee of the Denair Community Services District will be based on an hourly wage of \$25.00 per hour / per person. Basic rate is \$125.00.*

If the floor is left in an unacceptable condition, the deposit will be kept and applied to the cost of cleaning. The person signing the Agreement will pay the balance. The cost to clean the floor is estimated at \$615.00.

Any repair or cleanup work (such as painting a wall, cleaning or re-waxing the floors, etc.) will be withheld from the deposit.

18. EQUIPMENT: All tables and chairs are to be cleaned and returned to their proper place by the renters. Some type of table covering must be used as aluminum tops damage easily.
19. SEATING: Is 50. No extra tables and chairs may be brought in to exceed this capacity. Tables and chairs are to remain inside of the Senior Center. **Tables and chairs used outside will result in automatic loss of deposit.** Seating is provided for as follows:

TABLES: 6 rectangle -- 8 feet long -- seats 8 each

CHAIRS: 50

REMEMBER: When planning seating arrangements take into consideration how many tables you are going to use for serving food, gifts, registration, etc. These tables will need to be deducted when you are estimating the number of guests you will seat.

20. GENERAL PROVISIONS: Renter is responsible for any items brought into and left at the DENAIR SENIOR CENTER during the rental. This includes, but is not limited to, food, clothing, dishes, decorations, personal items, stereo equipment, etc.

Renter is responsible for any damage done to the parking lot.

To sell liquor in the Senior Center, the organization or caterer must have a permit issued for the day by the Department of Alcoholic Beverage Control Board. A letter verifying the rental date for the Control Board can be obtained from the Denair Community Services District -- with 72 hours advance notice. ADDITIONAL INSURANCE COVERAGE IS MANDATORY. QUOTE AVAILABLE UPON REQUEST.

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