

Tiny Acres Event Venue Rental Agreement

2177 TWP Rd 2100 E Monmouth, IL 61462
Phone: (330) 337 – 5630 Email: tinyacresevents@gmail.com



This contract defines the terms and conditions under which Tiny Acres and _____ (hereafter referred to as the Customer) agree to the Customer's use of the Tiny Acres facilities on _____ (event date). This contract constitutes the entire agreement between the parties and becomes binding upon the signature of both parties. The contract may not be amended or changed unless executed in writing and signed by Tiny Acres LLC and the Customer.

Customer Information

Customer Name(s): _____

Address: _____

Telephone #: (H) _____ (W) _____ (C) _____

Email Address: _____

Contact Person Name: _____

Phone: _____

Conditions of Use

Indemnity

Customer agrees to indemnify and hold harmless Tiny Acres, its officers, staff and agents working on its behalf, from any and all claims, actions, suits, costs, damages, and liabilities resulting from the breach of this Agreement, negligence actions, willful misconduct or omissions of Customer, and Customer's guests, invitees, agents and sub-contractors.

Excuse of Performance (Force Majeure)

The performance of this agreement by Tiny Acres is subject to acts of God, war, government regulations or advisory, disaster, fire, accident or other casualty, strikes or threats of strikes, labor disputes, civil disorder, acts and/or threats of terrorism, or curtailment of transportation services or facilities, or similar cause beyond the control of Tiny Acres. Should the event be cancelled through a Force Majeure event, all fees paid by Customer to Tiny Acres will be returned to Customer within thirty (30) days or Tiny Acres will allow for the event to be rescheduled, pending availability, with no penalty, and there shall be no further liability between the parties.

Severability

If any provisions of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

Reservation of Rights

Tiny Acres reserves the right to cancel agreements for non-payment or for non-compliance with any of the rules and conditions of usage set forth in the agreement. The rights of Tiny Acres as set-forth in this agreement are in addition to any rights or remedies which may be available to Tiny Acres at law or equity. Jurisdiction is Henderson County, IL and the State of Illinois. The Parties consent to the exclusive jurisdiction of and venue in the Ninth Judicial Circuit Court, and the parties expressly consent to personal jurisdiction and venue in said Court. Customer agrees to pay reasonable attorney's fees incurred by Tiny Acres associated with any breach of this agreement.

Music and Entertainment

Due to the proximity of Tiny Acres to the local neighborhood, sound considerations are a concern. Although music (both live and recorded) is permitted, the music must be contained at an acceptable sound level so as not to disturb the local surrounding area. The Tiny Acres event coordinator will help to establish acceptable sound levels. Any complaints from neighbors or other parties may require the levels to be reduced further. Tiny Acres reserves the right to require Customer(s) to cease the music it deems inappropriate, in its sole discretion. Tiny Acres also reserves the right to require the Customer(s) to lower the sound level or cease playing music, in its sole discretion.

NOTE Although we are situated on 18 acres, we are keenly aware that sound travels and do, therefore, make every attempt to be considerate of our neighbors' peace and privacy,

Candles

The use of any type of flame is prohibited in all buildings and throughout the site. "Flameless candles" which are battery operated are permitted for use.

Children

Children must be supervised at all times. Children under the age of 18 are your complete responsibility. Please know where your children are at all times and make certain that they clearly understand the Rules (They are not permitted near the pond).

Nature

We have taken great care to landscape the property and destruction of these features will incur damage fees. Do not disturb plants, planters, rocks, trees or other natural features. Do not nail or attach anything to trees or hang any ropes, swings or hammocks from tree limbs without prior written approval by Tiny Acres. Do not walk or step in flower beds.

Contact Person

You must designate one individual as your Contact Person. This must not be someone heavily involved in the activities of the day, as they will be too busy to effectively communicate with our on-site coordinator should problems/concerns/questions arise. (When questions arise, do not designate any member of your bridal party, photographer, caterer, florist or musician as your liaison).

Courtesy Protocol

Tiny Acres reserves the right to request any person or group of people acting unruly and contrary to rental regulations to leave the premises. Assistance from law enforcement agencies may be required if this request is not met immediately.

Garden

Our gardens have been designed to be enjoyed by all. It is the responsibility of the parent to keep their children out of the gardens and landscaped areas.

Guests

Please keep in mind when inviting Guests to your event, that you are inviting them to our home. We will expect visitors to conduct themselves in a mature, responsible and respectful manner.

Handicap Accommodations

We provide level-designated parking, ramped walkways throughout the property along with suitable restroom facilities. Motorized and transport chairs can easily navigate the grounds.

Pets

No pets allowed unless a registered service animal.. Consideration for family pet (only) during wedding ceremony.

Photography

We reserve the right to use any photographs or other media reproductions of an event in our publicity and advertising materials.

Smoking

The Tiny Acres is a non-smoking facility. Ash-buckets will be provided and smoking permitted in the deck areas only.

Initial Here _____

Security

A security guard(s) may be onsite at times.

Weather

In the event that snow removal is required, a fee of \$250.00 (each occurrence) will be assigned and billed accordingly.

Logistical Plans

The Tiny Acres planning team must review and approve all proposed logistical plans for the use of the premises a minimum of thirty (30) days prior to an event.

Tiny Acres – Important Event Details & Helpful Guidelines

At Tiny Acres our goal is to provide you with a beautiful, relaxed setting and a smooth, stress-free wedding experience. The following guidelines help ensure everything runs safely, legally and seamlessly for you and your guests. If you ever have questions, please don't hesitate to ask – we are here to help.

Facility Access & Event Hours

Friday access begins at 8:00 AM and continues until 11:00 PM.

Saturday access begins at 8:00 AM and ends at 11:00 PM. Bar, last call 10:30 PM.

Sunday check-out: all personal items and decor must be removed by 10:00 AM.

Music (DJ or live music) must stop no later than 10:30 PM

All property belonging to Customer, Customer's invitees, guests, agents and sub-contractors, and all equipment shall be delivered, set-up and removed on the day of the event. Should the Customer need earlier access for set-up purposes, this can be arranged for an additional fee. The Customer is ultimately responsible for property belonging to the Customer's invitees, guests, agents and sub-contractors.

Rental items must be scheduled for pick-up no later than 10 am on the following Sunday morning.

Wedding ceremonies may be held in the reception hall for no additional charge. Additional fees may apply for reset of room from ceremony to reception if Tiny Acres staff assists. Customer is responsible for providing any ceremony coordinator, officiant, ceremony music and sound system.

Rehearsals may be held on-site. The date and time must be coordinated with and approved by Tiny Acres. .Rehearsal dinners are permitted to be held in the reception hall and / or hospitality lounge.

Beverage & Alcohol Policy

No outside alcohol is permitted anywhere on the property – NO EXCEPTIONS. Be sure everyone in party is aware of this. This is required by Illinois State Law. If not abided by will remove a part of your deposit, \$100 per incident.

This includes the barn, cabin, man cave, bar area and all Tiny Acres grounds.

This policy applies to all guests and members of the wedding party.

Outside beverages allowed: coffee, lemonade, tea and Kool-Aid.

Any beverages sold (including pop and water) at Tiny Acres coolers must be purchased directly from Tiny Acres.

Alcoholic Beverages

Tiny Acres provides bar service at Customer's request. Alcohol service ends at 10:30 pm. Alcohol may not be served to minors. Any visibly intoxicated guests will be refused service by Tiny Acres. Tiny Acres may ask guests for identification to verify age and reserves the right to ask the entire party to leave if (1) a minor is consuming alcohol; (2) an adult is providing alcohol to a minor; or (3) a guest or guests appears intoxicated and refuses to leave the premises. Customer shall indemnify and hold Tiny Acres harmless from all liability for improper use of alcohol. *Please note that illegal substances are not allowed at any time on the premises. (The use of any form of Marijuana is also prohibited on our grounds.)

Bar Service Selection

Tiny Acres accepts 2 forms of payment credit / debit cards and cash.

To establish a tab, Customer must provide a credit or debit Card to the bartender with Customer's name & phone number. Card will be held & returned upon payment.

Chips may be purchased by guests or- pre-paid before the event. If the host of the event wants to offer pre-paid drink chips for their guests, a designated price will be established where the chip provided will cover the cost of items in the coolers.

____ Open bar policy: A dollar amount will be established and prepaid or credit card held for payment.

Service will begin at _____. Our bartenders will keep a tally of units distributed until the prepaid dollar amount has been reached. Beer, wine, champagne, mixed drinks and seltzers are available with an open bar. All open bar tabs include automatic 20% gratuity.

____ No bar service requested

____ Pre-paid chips price per chip \$ _____

It is understood and agreed that the Customer may be served beverages containing alcohol (including but not limit to beer, wine, champagne, mixed-drinks with liquor, etc.) hereinafter call "Alcohol", upon the following terms and conditions:

Under NO circumstances shall Customer sell or attempt to sell any Alcohol to anyone.

Customer shall not permit any person under the age of twenty-one (21) to consume alcohol regardless of whether or not the person is accompanied by a parent or guardian.

Customer hereby agrees to use their best efforts to ensure that Alcohol will not be served to anyone who is intoxicated or appears to be intoxicated.

Customer hereby expressly grants to Tiny Acres, at Tiny Acres' sole discretion and option, to instruct the security officer(s) to remove any person(s) from the Venue, if in the opinion of the Tiny Acres representative in charge, the licensed and bonded Bartender and/or the security officer(s) the person(s) is intoxicated, unruly or could present a danger to themselves or others, and/or the Venue.

Customer hereby agrees to be liable and responsible for all act(s) and actions of every kind and nature for each and every person in attendance at Customer's function or event.

Set-Up, Tear-Down & Clean-Up

The rental space must be cleaned and returned in a condition at the end of an event to a reasonable appearance as it was prior to the rental. The Customer is responsible for the removal of all decorations and trash from the property, or placed in a dumpster provided on site. The Customer is responsible for informing any guests to the property of the rules of usage.

Set-up and clean-up of the hall, barn, outdoor ceremony areas and decor are the Customer's responsibility.

Table clothes to be stacked on one table so staff may launder them.

All trash should be placed outside the front door; Tiny Acres will handle disposal the following day.

Optional walk-away clean-up service for \$500. Tiny Acres will handle everything.

Clean-up to be done by midnight AND the wedding party that will have access to the Cabin and Man Cave). If an extended amount of time is agreed upon a fee will be applied & documented within this agreement.

Clean-Up

Customer shall be responsible for returning the Venue (and site if applicable) to the condition in which it was provided.

During events, the contract holder is responsible for designation of table service "busing" by means of their caterer or other designated members of their party. Tiny Acres staff will not be responsible for clean up during an event where food is served nor responsible for removal of décor or other party debris.

Property belonging to Customer, Customer's invitees, guests, agents and sub-contractors, shall be removed by the end of the rental period. All property remaining on the premises beyond the end of the rental agreement will be removed by Tiny Acres.

The Customer is responsible for any and all damages to Tiny Acres Venues and the surrounding site. It is the Customer's responsibility to remove all decorations and return the Venue to the condition in which it was provided.

Tiny Acres does not accept any responsibility for damage to or loss of any articles or property left at Tiny Acres prior to, during or after the event. The Customer(s) agrees to be responsible for any damage done to the Tiny Acres complex by the Customer(s), his guests, invitees, employees or other agents under the Customer(s) control. Further, Tiny Acres shall not be liable for any loss, damage or injury of any kind or character to any person or property caused by or arising from an act or omission of the Customer(s), or any of his guests, invitees, employees or other agents from any accident or casualty occasioned by the failure of the Customer(s) to maintain the premises in a safe condition or arising from any other cause. The Customer(s), as a material part of the consideration of this agreement, hereby waives on its behalf all claims and demands against Tiny Acres for any such loss, damage, or injury of claims and demands against Tiny Acres for any such loss, damage, or injury of the Customer(s), and hereby agrees to indemnify and hold Tiny Acres free and harmless from all liability of any such loss, damage or injury to their persons, and from all costs and expenses arising there from, including but not limited to attorney fees.

Included Amenities

Tables and chairs are provided as part of the Tiny Acres rental agreement, unless noted otherwise. Tables, chairs & church pews provided by Tiny Acres & are not permitted to be used outside. Available: 20 6' round tables, 10 8' rectangular tables, 6 5' bar tables, 220 chairs, 60 bar stools

Seating for outdoor events is limited to picnic tables on site provided by Tiny Acres. Guests are permitted to bring outdoor seating or utilize a rental company for additional outdoor seating, Tables & Tents (for the purpose of space for the event or event related activity area to accommodate guest participation in specific event activity held within.)

Any other such seating outside of chair such as straw bales, benches or trailer must be pre-approved by Tiny Acres.

Tiny Acres offers both white or black table cloths & table skirts in white (only) for all tables provided by said establishment.

Decorations

Decorations are welcome with prior approval.

No permanent attachments such as nails, screws, staples or damaging adhesives are permitted.

Only push-pins and drafting tape may be used to affix decorations and/or signs. Any other decorations, signage, electrical configurations or construction must be pre-approved by Tiny Acres. Decorations may not be hung from light fixtures. All decorations must be removed without leaving damages directly following the departure of the last guest, unless special arrangements have been made between the Customer(s) and the venue. ALL DECORATIONS MUST BE APPROVED BY TINY ACRES.

NOTE The only adhesive material allowed on the walls is drafting tape, which will not damage surfaces. No masking tape, duct tape, electrical tape, transparent tape or double stick tape is allowed. All other decorations must be freestanding. Nails and staples are not permitted *Nat any location

NOTE The use of bird seed is only permitted outside for any well wishing farewells. The use of rice, confetti, flower petals, balloons, glitter, fog machines, pyrotechnics, sparklers or blowing bubbles is not permitted inside or outside the facilities.

Signage

You may post your group's sign or securely hang balloons at the front entrance of Tiny Acres, but please do NOT attach anything to or cover up our entrance sign, or nail or screw anything to the trees. You must ensure that any balloons will not detach or float away and litter the surrounding environment as this could harm local livestock or wildlife.

Planning, Catering & Entertainment

Tiny Acres provides facility rental only.

All decor, catering, table service and planning are the Customer's responsibility.

You may choose your own caterer, DJ and entertainment.

All caterers, DJs and bands must carry \$1,000,000 in liability insurance listing Tiny Acres as Additional Insured. If insurance certificate help is needed, Bi-County Insurance, Richard Lutz, 309-627-2050 is a good source..

Caterers must bring their own ice and paper towels.

Tiny Acres must pre-approve your vendors & Tiny Acres will ask for a list including contact information for our records.

We ask you, the Customer, be mindful of time for the set-up, break-down and clean-up of the catered site. Please allow appropriate time for break-down and clean-up to meet the contracted time lines.

ALL vendors must adhere to the terms of our guidelines, and it is the Customer's responsibility to share these guidelines with them.

Insurance

Tiny Acres shall carry liability and other insurance in such dollar amount as deemed necessary by Tiny Acres to protect itself against any claims arising from any officially scheduled activities during the event/program period(s)

Deliveries / Delivery Trucks

Please coordinate deliveries with us. We will need to know the delivery dates and times of any rentals, so we can meet them and show them where to drop their rentals.

Refrigerator / Freezer Space

Each venue has, at a minimum, a standard residential refrigerator for that venue's use.

Reservation Process

A rental contract must be signed, all pages initialed, as well as appropriate deposits submitted in order to confirm utilization of a Tiny Acres Venue.

Event Title: _____

Meeting _____

Company Party _____

Birthday Party _____

Anniversary Party _____

Family Reunion _____

Christmas or other Holiday Party _____

Other: _____

Theme _____

Colors _____

Rehearsal Date _____

Rehearsal Time _____

Rehearsal Location _____

Wedding Date _____

Wedding Time _____

Wedding Location _____

Reception Location _____

Reception Time _____

Officiant _____

Caterer _____

Floral _____

Cake _____

Photographer _____

Deliveries expected _____

Equipment ex: photo booth, etc _____

Cabin _____

Man Cave _____

Corn Crib _____

Pergola _____

Pond _____

Deposits & Payments

30% deposit due at signing for weddings within 12 months. Nonrefundable.
40% deposit required for weddings booked 12+ months in advance. Nonrefundable.
50% deposit required at signing for small events (birthday, graduation, celebration of life, etc.)
Remaining balance is due 30 days prior to the event.
Dates are not reserved until the deposit is received.
Reservations are taken on a first-come, first-served basis. We will book your date upon receipt of your deposit.

Incidental Security Deposits

\$500 small events
\$1,000 weddings

Total Cost of Rental	\$ _____	
Deposit	\$ _____	Date paid: _____
Deposit	\$ _____	Date paid: _____
Deposit	\$ _____	Date paid: _____
Deposit	\$ _____	Date paid: _____
Deposit	\$ _____	Date paid: _____
Balance Due	\$ _____	Date paid: _____

All checks should be made payable to: **Tiny Acres LLC**

Our promise to you

Tiny Acres and our staff are friendly, flexible and easy to work with. We are here to help make your wedding day memorable, joyful and stress-free.

Please return signed rental agreement, all attachments and initial deposit to:

Tiny Acres LLC
2177 TWP RD 2100 E Monmouth, IL 61462

Date Changes and Cancellation Policy

Changes

In the unlikely event the Customer is required to change the date of the event or Wedding, every effort will be made by Tiny Acres to transfer reservations to support the new date. The Customer agrees that in the event of a date change, any expenses including, but not limited to, deposits and fees that are non-refundable and non-transferable are the sole responsibility of Customer. The Customer further understands that last minute changes can impact the quality of the event and that Tiny Acres is not responsible for these compromises in quality.

Cancellation

In the event Customer cancels the event, Customer shall notify Tiny Acres immediately in writing or by email. Once cancelled, the Customer shall be responsible for agreed liquidated damages as follows. The parties agree that the liquidated damages are reasonable. In the event Customer cancels the event more than one year prior to the event, Customer shall forfeit to Tiny Acres as liquidated damages one-half (1/2) of deposit.

In the event Customer cancels the event less than 12 (twelve) months, Customer shall forfeit to Tiny Acres as liquidated damages the entire deposit.

The venue(s) described above has been reserved for you for the date and time stipulated. Please note that the hours assigned to your event include all set-up and all clean-up, and includes the set-up and clean-up of all subcontractors that you may utilize. It is understood you will adhere to and follow the terms of this Agreement, and you will be responsible for any damage to the premises and site, including the behavior of your guests, invitees, agents or sub-contractors resulting from your use of venue(s).

When renting Tiny Acres, you may begin access to the property from Friday at 8 AM to Sunday at 10 AM for a full weekend booking. Time may be subject to change pending owner consent.

A one-day booking grants access the day before at 8 AM until 10 AM the following day. Rental Deposit and Payment Agreement

Tiny Acres Staff will be available to clean up for a fee of \$500.00 if Customer requests this service. This fee may increase if volume of disposal is beyond regular facility clean up procedures. Customer will be notified of price increase before clean up by Tiny Acres Staff begins.

EVENT ENDING TIME

All events must end by 10:30 PM to comply with Township/County sound ordinances and in order to allow for clean-up and closure of the site by midnight.

WEDDING POLICY AND GUIDELINES AGREEMENT

I have read and understand the policies concerning events held at the Tiny Acres. I agree to uphold them and ensure that contractors and members of the event party, will abide by the policies. I understand it is my responsibility to inform the coordinator, florist, photographers, etc., that they must also conform to this set of guidelines.

The total cost for use of Tiny Acres and its facilities described in this contract is listed above.

To reserve services on the date(s) requested, Tiny Acres requires this contract to be signed with the initial deposit as followed:

Event Signature _____ Date _____

Customer Signature _____ Date _____

Tiny Acres – Total Weekend Wedding Package

Our Total Weekend Wedding Package is designated to give you the flexibility, space and time to celebrate your weekend at your own pace. Tiny Acres provides the venue, setting and accommodations while allowing you the freedom to personalize every detail of your special day.

What's included

Use of the entire Tiny Acres property from 8:00 AM Friday to 10:00 AM Sunday.

Overnight accommodations for Friday and Saturday nights, including the cabin and man cave.

Wedding party has 24-hour access to overnight accommodations; all other guest must depart by 11 pm

Access to the full 18-acre property for photos, ceremonies, picnics and gatherings.

Access to the Event Center and Bar, Barn, Cabin & Lake on Friday and Saturday.

Wedding rehearsal

Rehearsal dinner with no time restrictions; bar service ends at 10:30 PM

Use of 20 round tables, 10 rectangular tables and 220 chairs.

White and black linens provided for all house tables.

Access to a full prep kitchen for your chosen caterer.

One cooler provided for caterer or client use.

Access to the barn for ceremony use.

Access to the lake and pergolis for outdoor ceremony options.

What's Not Included

Table service or wait staff.

Wedding planning or day-of coordination services.

Photography or videographer services.

Catering or food service.

Entertainment, including DJs, bands or musicians.

Decorations, decor setup or tear-down services.

These services are intentionally left to you, allowing you the freedom to select vendors that best reflect your vision and create a wedding that is uniquely yours.

Vendor List for Weddings/Events

Cake

Rose Garner 309-507-3928
Carriage House 309-342-6111
Cook & Co 309-342-3433

Made by Mallory 319-850-3725
Sweet Intentions 309-297-9197

Photography

Shawnee Sheehan Photo Co 309-331-5643
Erin Photo 319-759-7501
Kay Knosett 319-470-4627

Jewels Photography 309-299-3813
Emily Moore 319-576-1728

Music

Banging Redheads, Nate & Becca Marston 309-536-3330
DJ Rob Skinner 309-203-5714
DJ Brian Goedknen 563-299-4853
Troy Armstrong 217-503-8137
Jeff Tee, Big Deal Karaoke 309-209-1469
Its Electric 563-419-6140
Tiny Tunes, Muscatine 563-554-8105
Musician Diane DeJanes 319-572-6760
Neon Nova, Shawn Cisna 309-889-9384

DJ Rena 319-759-2741
Brother Rick 309-381-3105
Alan Riley, Shockwave 309-509-1520
Josh Shockenney 309-645-6494
Alpha Audio B, Burlington 319-759-9733
Musician Brad Larson 309-221-3227
Musician McKenzie Perry 217-491-5136
Jermic 319-457-2202

Food

Sandra, Authentic Mexican 815-973-5603
Smokin Willies BBQ 309-368-9099
Patton Block 309-715-7180
Eddie Burton 309-337-5002

Taco Envy 319-457-0469
Phoenix 309-785-5700
CoalHaus 319-572-0931

Hair

Kym & Co 319-572-4923 & 319-768-6354
Christina Smith 309-337-2791

Bpalour 309-734-8535
The Salon Co 309-734-8888

Floral

Rhonda's Greenhouse 309-337-1570
Roseville Floral 309-426-2261
Aledo Floral Shop 309-582-5938
Burlington in Bloom 319-754-1616
Flowers R Us 309-734-2733

Kathy Weigand 319-759-2058
Khloe Floral 309-219-5843
Blooms by Beck 309-738-0079
Downtown Daisy 3 319-768-6353
Clairs Garden 319-394-9805
Bygones & Buds 319-934-1856

Rentals

Parties Unlimited 319-576-1176
Cook Party Rental 309-676-5544
Greg Saul, Hot Air Balloon 309-337-7927

People's Do It Center 309-734-7146
Kempers True Value 319-752-1584

Dresses

Angels & Outlaws 319-470-9095

Sweets & Stones 712-308-6238

Wedding Showing Checklist

Customer Name: _____

Customer Address: _____

Customer Phone Number: _____

Customer Email: _____

Potential Wedding Date: _____

Estimated Number of Attendees: _____

Man Cave: Yes No

Cabin: Yes No

Event Center: Yes No

Bar Service: Yes No

Wedding Rehearsal: Yes No

Rehearsal Date: _____

Rehearsal Time: _____

Wedding Ceremony Time: _____

Rehearsal Dinner: Yes No

Rehearsal Dinner Time: _____

One-Night Wedding: Yes No

Multi-Day Wedding: Yes No

Other Special Event: _____

Notes:
