

DEERWOOD RANCH WEDDINGS

VENUE CONTRACT

This Contract is made effective as of _____ (today's date) by and between

Deerwood Ranch Weddings and _____ (Clients).

The clients represent that they desire to hold a special event or wedding on the date of _____ at The Deerwood Ranch. Therefore, the parties agree as follows:

1. VENUE RENTAL FEE(S)

The clients agree to pay a non-refundable security deposit of \$1000.00 dollars when booking. The total balance is due 30 days before the reserved date. This payment is for the use of the venue for the specified date of event/wedding and is payable at the time of contract signature. The contract must be signed and returned with the security deposit in order to hold the date. This contract will hold the date of your event and keep Deerwood Ranch Weddings from booking another event for the same date. If for any reason, Deerwood Ranch Weddings is unable to fulfill its contractual obligation under this contract, the entire deposit will be returned with no further penalties or liabilities.

- A damage fee can be charged to the clients up to one week after the event has been held once property has been inspected for any damage(s) from event/wedding. The value of damage will be determined by the Deerwood Ranch and charged accordingly.

2. Ranch Time

The ranch will be open for showings by appointment only.

The clients will have the venue reserved from Friday at 9:00 AM until Sunday 3:00 PM unless otherwise agreed upon at the time this contract is signed.

Other time(s) agreed upon:

Friday will be reserved for decorating and set-up as well as a rehearsal dinner if so desired. Clients and guests are to be off the property by 10:00 PM on Friday. Saturday will be reserved for additional set-up and the event/wedding ceremony and reception, hours are 9:00 AM to MIDNIGHT. Clients and guests are to be off the property by no later than 1:00 AM on Sunday. Sunday is reserved for event/wedding clean-up from 8:00 AM to 5:00 PM.

PLEASE NOTE: Clients are not only responsible for themselves and guests attending the event/wedding but also for the safe transportation to and from the venue.

3. DATE CHANGES:

In the event the clients are forced to change the date of the event/wedding, every effort will be made by Deerwood Ranch Weddings to transfer reservations to support the new date.

4. CLIENT(S) CANCELLATIONS:

In the event of a cancellation, for any reason the client decides not to use the venue the client must inform Deerwood Ranch Weddings in writing 180 days prior to date of event to release the client from the contract. In the event of a cancellation by the client of this event/wedding this deposit and any other monies paid toward the wedding will be non-refundable.

5. ACCOMMODATIONS: Deerwood Ranch Weddings do not have overnight accommodations. Overnight accommodations are arranged through Deerwood Station, a separate entity.

6. DEERWOOD RANCH WEDDINGS VENUE:

Deerwood Ranch Weddings is an "as is venue." We are not responsible for decor of any kind, catering, flatware, glassware, cake, photographer, transportation, flowers, special lighting, music, bar, alcohol, servers, ceremony officiates etc. We represent ourselves as the venue only, which shall include the property, vehicles, and building associated with your package.

The Deerwood Ranch is a working ranch, we do have family and animals on property at all times, this is their home, please be respectful of their time and privacy.

7. OUTDOOR LOCATION:

The clients understand that they and their invited guests will abide by the requirements while on the property of Deerwood Ranch Weddings. This includes the following:

- Placement of tables, tents, catering equipment, etc., must be approved by Deerwood Ranch Weddings.
- Parking in designated areas only.
- The clients must comply with all Deerwood Ranch regulations and policies.
- Absolutely no under-age drinking or drinking and driving.

8. UNFORSEEN EVENTS:

The clients cannot hold Deerwood Ranch Weddings responsible for failure to provide the basic facilities and services due to emergencies, catastrophes or interruptions of public utilities. Deerwood Ranch Weddings will allow you to reschedule if possible. If an unforeseen event occurs preventing the event from taking place as scheduled, Deerwood Ranch Weddings will allow for the event to be rescheduled, pending availability, with no penalty. Cancellations of venue due to inclement weather will not be considered for refunds.

9. FOOD & CATERING

- Clients may select any caterer pending approval by Deerwood Ranch Weddings.
- Clients are responsible for ALL outside vendors and their qualifications/insurance coverage.
- Please allow appropriate time for break-down and clean-up. The client and/or catering company/ is responsible for the set-up, and clean-up of the catered site.
- All event trash must be cleaned-up and bagged by the Client. Deerwood Ranch Weddings will dispose of bagged garbage for an additional dumpster fee.

10. SECURITY:

Deerwood Ranch Weddings is located on a private, family operated ranch. Please be respectful of all animals and members of the Deerwood Ranch, their time, and privacy. Clients are responsible for the actions of their guests and vendors.

11. TENT RENTAL:

If clients should rent any tent, it is their responsibility to put it up and take it down.

12. LIABILITY:

The clients or their guests cannot hold Deerwood Ranch Weddings, the Deerwood Ranch, staff and volunteers, liable from suit, actions, damages, and expenses in connection with personal injury, illness, property damage or theft resulting from the use of any facility associated with Deerwood Ranch Weddings.

13. ENTIRE AGREEMENT:

This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties.

14. AMENDMENT:

This Agreement may be modified or amended in special notes, if the amendment is made in writing and is signed by both parties.

15. SERVERABILITY:

If any provision 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.

16. WAIVER OF CONTRACTUAL RIGHT:

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

17. APPLICABLE LAW:

This Agreement shall be governed by the laws of the State of Wyoming.

18. Alcohol:

Deerwood Ranch Weddings does not have a beer, wine or liquor license. The clients can bring their own alcohol to be served to their guests. Clients are responsible for the safety and actions of their guests. At any time, if the staff deems alcohol consumption to be excessive, they have the authority to close down all alcohol service and/or evict inebriated guests from the premises.

19. RULES AND REGULATIONS:

The following is a list of rules and regulations to be upheld by clients which includes all event planners, wedding coordinators, and vendors who are involved in the planning and execution of a special event or wedding on the premises of the Deerwood Ranch Weddings venue. It is your responsibility to send them a copy of the regulations.

- Event ending time: Please try to end the event 1 hour before in order to allow for clean-up and closure of the site.
- Decorations: All decorations must be removed without leaving damages. Be kind and leave the property as you found it.
- No furniture may be left overnight (chairs, umbrellas, arbors, tents etc.) unless approved by management.
- Placements of tables, tents, live music, catering equipment etc. must be approved by Deerwood Ranch Weddings.
- Parking in designated parking areas only, these areas are determined by Deerwood Ranch Weddings.
- Deerwood Ranch Weddings is a non-smoking venue. Please no smoking.
- Alcohol may not be served to minors at any time.
- All music must end by MIDNIGHT.
- Children are not permitted to wander the grounds unsupervised by an adult.
- Electrical outlets on the property are available for use by the wedding parties and their vendors. The parties are welcome to inspect the locations and numbers of outlets prior to booking.

- Any use of candles must be approved by Deerwood Ranch Weddings. All approved candles must be contained or enclosed in glass.
- All decorations must be removed without leaving damages.
- No pets allowed on the property.
- All guests must adhere to the terms of our guidelines, it's the client's responsibility to share these guidelines with them.
- There is a guest limit of 150 people.

20. Handicap:

Deerwood Ranch Weddings welcomes the handicap. Please understand it is a ranch venue. We are not equipped to accommodate wheelchairs. The venue has rough terrain, small restrooms, and steps. If you know that you're having a handicapped guest, please let us know so that we can do our best to accommodate them.

21. COURTESY PROTOCOL:

The Deerwood Ranch Weddings 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 acquired if this request is not met immediately.

By signing below, you agree fully to the terms of this entire contract:

Client signature and printed name: _____ Date: _____

Client signature and printed name: _____ Date: _____

Amendments (must be agreed upon, dated, and signed by Deerwood Ranch Weddings and Clients): _____

Additional Information

Names of couple:

(1) Name: _____

(2) Name: _____

Wedding guest count: _____

Credit card on file for damages/poor clean-up:

Visa Mastercard Other _____

Name on card _____ Number _____

Expiration _____ Code on back _____

Wedding package (check):

0-75 people--\$3500

76-150 people--\$5000

151-200 people--\$7200 (only have tables and chairs for 150)

Cabin rental--\$400 per night

Horse tour--\$40 per person

Dumpster fee--\$100

Linen cleaning fee (if you use our linens)--\$100

Mail back to:

Mollee and Ben Gilgen
599 State Highway 11
Laramie, Wyoming 82070

Make check payable to:

Mollee Gilgen

