



Quiet Meadow Farm

Weddings, Reception and Events

1805 East 1200 North

Mapleton, Utah 84664

Phone 801-438-9394

*Note: This Facility Lease Agreement is a legally binding, nontransferable contract.
Please review it carefully before signing*

Event: _____

Event Date: _____ Today's Date: _____

Bride: _____ Phone _____

Groom: _____ Phone _____

Responsible Billing Party: _____

Billing Party Address: _____

Billing Party Phone: _____

Billing Party email: _____

Ceremony Location _____ Time: _____

Reception Location _____ Time: _____

Event Notes: _____

Clients Initials _____ **Date** _____

Invoice Agreement

Venue Price _____

Additional Items _____

Subtotal _____

Tax _____

TOTAL _____

Deposit _____ Date Paid _____

Balance _____ Due Date _____

Date Paid _____

Fee Structure

- **Deposit**- Quiet Meadow Farm requires a non-refundable deposit in the amount of **\$800** to be paid in order to reserve the date for the event. This is applied to the cost of your event.
- **Balance Due**-The remaining amount for the event is due 60 days prior to your event. In the situation where the event is booked less than 60 days prior to the event, the full rental fee is due upon booking.
- **Hours** Every event must end, and all parties be gone, by 10:00 P.M (Mapleton City Ordinance)
- **Additional Hours** If you event goes longer on either end of your event, you will be charged \$25 every 15 minutes.
- **Self-Catering** If you choose to bring in food on your own instead of hiring a licensed caterer, a \$150 deposit is required before the event. The deposit will refunded in full if kitchen rules are followed and kitchen is left clean with no missing or damaged equipment.
- **Capacity** Use of the Barn and grounds are for the scheduled event up to 400 people. If you would like to include more people at your event, you will be charged at the rate of \$25 per every 10 persons over 400.

Clients Initials _____ Date _____

Quiet Meadow Farm Service Agreement

- **Waste/ Garbage** – Quiet Meadow Farm provides (2) 30 gallon trash cans and liners for your event, which we or your vendors can empty as needed into larger bins out back.
- **Cleaning/ Damage of Premises:**
In addition to your rental fee, Quiet Meadow Farm will keep a copy of your credit card on file. If there is any physical damage to the building, grounds, furnishings, or equipment, or if excessive cleaning, is required as a result of the event, a copy of your credit card will be retained until the cost of repair or replacement can be determined. You will be billed for such sum and you agree that it shall be immediately due and payable. You will be contacted by Quiet Meadow Farm, prior to your credit card excessive cleaning/damage fee. At this time, this has never occurred here
- **Children** – We welcome children who are closely supervised. Due to farm animals and driveway, and expensive decorations, it is extremely important children are monitored at all time. An elected baby sitter is recommended if children are to attend the event. We recommend no more than three children to any one elected babysitter.
- **Rentals, Deliveries and Vendors:** Rental times are exactly what are listed in the contract. Lessee and guests may not come in earlier or stay later than the times arranged in this agreement. Lessee may be subject to extra rental hour fees if this is not adhered to. There is a \$25 fee per every 15 minutes Lessee arrives earlier than the contracted rental time or stays later than the contracted rental time. Vendors such as caterers, cake decorators, florists, decorators, rental companies, etc., may not arrive until the start of your rental time and need to be picked up and gone by the end of your rental time. Lessor does not set up, move, or take down any of the rental equipment that is brought in. If rental equipment is brought in earlier than the contracted rental time or picked up after the contracted rental time, or if vendors arrive earlier than contracted rental and leave equipment later than contracted rental time, Lessee will also be responsible to pay \$100 per hour if rental equipment is left for our staff to move, set up, or clean up.
- **Electricity** Outlets are provided through out the Barn. Quiet Meadow Farm advises caterers and/or AV vendors to come equipped with appropriate equipment.
- **Music/Noise & Curfew** – Acoustic and Stringed Instruments, iPods or CDs are the preferred music choice. The speaker system in the barn is for soft background music only. It is not permitted to be used for dancing. A hired DJ is an option. Mapleton City Code does not allow loud music after 10:00pm.
- **Kitchen Use** – Our kitchen is open to vendors for limited use. Caterers must prepare food offsite and utilize our kitchen only for staging and prepping foods prior to serving. If your caterer wants to cook on site, indoors, Quiet Meadow Farms needs to preapprove it. Fridge use is available.
- **Set-up and Break down of Event-** Quiet Meadow Farm asks you to provide our event staff with copies of all vendor contracts, one month prior to your event. Vendors may access the property within the allotted event time provided by Quiet Meadow Farm. Quiet Meadow Farm is responsible only for the facility and items rented from us.

Clients Initials _____ **Date** _____

- **Decorations** Decorating should be done within the event time contracted. All decorations must be pre-approved by management. The use of staples, nails, tape, etc. is prohibited. If you need help with a decoration, ask management. Quiet Meadow Farm is not responsible for decorating your event, unless it was an added package. Decorations must not damage property in anyway. Canopies, Tents or other staked equipment must be done in a way so as not to damage, landscaping, walkways or lighting and must be preapproved by Quiet Meadow Farm management. Candles not contained in a glass vase are not permitted. Confetti, Glitter, Hay, Straw, Artificial flower petals or Rice or anything like these, are not permitted. Sparklers are permitted in fire safe area approved by staff.
- **Smoking- Due to High Fire Danger in our fields and on the Mountain,** There is a no smoking policy at Quiet Meadow Farm and specifically prohibited anywhere inside or outside. If you have guests that must smoke during the event, we require that they smoke in their car, to keep the air clean for the rest of the guests.
- **Alcohol:** Absolutely no alcohol permitted on premises unless served by a licensed and insured caterer/bartender. Proof of license and insurance required 1 month prior to event. Any guest caught with alcohol not served by a licensed and insured caterer/bartender will be asked to leave. This will be brought to the attention of the Lessee. It is their responsibility to keep the event alcohol free. If the problem continues, the event will be cancelled immediately with no refund.
- **Parking-** Quiet Meadow Farm has available parking for up to 60 vehicles. This includes vendor parking. We strongly encourage ride sharing to Quiet Meadow Farm. This allows our property to look great without the clutter too many cars, and the inconvenience of guests having to park further away. This is even more important when there is rain or snow, as overflow parking may not be accessible.
- **Handicapped Accessibility** This is a working ranch, and therefore all outdoor areas available to our guests, will not necessarily be suitable for handicap access. The Barn is handicap accessible.
- **Weather-** If you have arranged an outdoor event. We strongly advise consideration of the possibility of rain. Please coordinate a "Back up Plan" with Quiet Meadow Farm Management to move the event inside the barn. An indoor event is limited to 180 seated guests and 400 for a reception.
- **Landscape-** Our landscape changes seasonally. Additionally, as we continue to plant and improve the grounds, as well as perform routine maintenance, changes will occur. While it is the intent of the management to maintain the current "look and "feel of the grounds, we cannot warrant the grounds will be exactly as they were when the event was booked

Clients Initials _____ **Date** _____

Quiet Meadow Farm 1800 East 1200 North Mapleton Utah 84664 801-438-9394

Cancellation by Quiet Meadow Farm

Quiet Meadow Farm management reserves the right, at anytime prior to or during your use of the Quiet Meadow Farm, to terminate this agreement in the event of non-payment, emergency, casualty, physical damage to the building, or other occurrences which, in the sole discretion of the Quiet Meadow Farm, renders the Quiet Meadow Farm unsuitable or unsafe for use, or requires the use of the Quiet Meadow Farm property for emergency purposes. Such occurrences include without limitation, the following:

- Fire, Flood, earthquake, weather damage, or other casualty or act of God causing physical damage to the Quiet Meadow Farm property.
- The making of improvements, alterations, or repairs required by law or otherwise necessary to put or maintain the buildings and facilities in a safe and fully functional condition.
- Power failure, restrictive government laws or regulations, or other causes beyond the Quiet Meadow Farm management's reasonable control which renders the property unfit for Clients' intended use.
- Lack of adherence to curfew or repeated noise violations.

In the event that the reservation and this Agreement are terminated pursuant to the provision, the entire amount of the deposit will be refunded, including the Reservations Deposit, unless the termination was due to an act on the part of the client or their guests. The Quiet Meadow Farm, however, shall not be responsible or liable for any direct, indirect, incidental or consequential damages resulting from such termination.

Clients Initials: _____ **Date:** _____

INDEMNIFICATION: . In consideration for the permission to use Quiet Meadow Farm property, the Client hereby voluntarily assumes any and all risks, including injury to any person or property unless the injury or damage results solely from the negligence or intentional or willful misconduct of Quiet Meadow Farm management.

Agreement

I have read and accepted the Terms and Conditions of this agreement. I further understand I am responsible for any damage done to building, rooms and grounds, furnishings and equipment by my guests, vendors and contractors. I acknowledge that all payments made to Quiet Meadow Farm, are completely non-refundable unless the circumstances fit the above described exception in the contract.

Please select one of the following:

- I consent to the sharing and use of my images to be used by Quiet Meadow Farm for Marketing Purposes
- I do not wish to share my photos for the use of Quiet Meadow Farm

Billing Party Signature(s) **Date**

Responsible Party Signature(s) **Date**

Quiet Meadow Coordinator's Signature **Date**