

**Saddlebrook Homeowners Association
Clubhouse Rental and Use Agreement
Non-Owner Form**

This agreement is made this _____ day of _____, 20____ by and between the Saddlebrook Homeowners Association and _____ (Requester's Name). Saddlebrook is the owner of the facility being requested in Star, Idaho. Said Requester desires to have the temporary, exclusive use of the Clubhouse on the date: _____, from the times of: _____ to _____.

Now, therefore, Saddlebrook does hereby license and authorize Requester to have temporary and exclusive use of the Clubhouse, subject to Requester's compliance with the following conditions:

1. A maintenance deposit and usage fee shall be paid to Saddlebrook Homeowners Association by the Requester and shall accompany this agreement.
2. Requester agrees to be present at all time while guests and other non-Requester people are present at the premises and facility. Under no circumstances will Requester grant access to the premises and facility to a non-Requester without being present during the entire period that the non-Requester is present.
3. Requester shall be solely responsible for cleaning the facility following Requester's use, which responsibility shall include removal of all Requester's property from the facility and premises and proper disposal of all trash, refuse, and debris.
4. Tables, chairs, counters, range and refrigerator must be washed and wiped clean. The facility must be vacuumed and other floor coverings must be left in a clean condition, which means mopping if necessary in the kitchen area. Please review the attached checklist to see how to clean the facility.
5. If Requester cleans the facility to the satisfaction of Saddlebrook and/or its appointed inspection agent and if there is no physical damage to the facility, Saddlebrook shall refund the required deposit within ten days of date of Requester's use of the facility. Requester understands and accepts that Saddlebrook may keep and apply such portion of the deposit as may be necessary to adequately clean and repair the facility and premises.
6. Requester accepts responsibility for all cleaning and repair costs including any costs that may exceed the required deposit.
7. No pets of any kind are permitted within the premises at any time.
8. No nails of any kind are to be used on the walls of the facility.
9. There is to be no cooking in the kitchen area, the oven and microwave are for reheating or keeping food warm.
10. All furnishings must be returned to their proper arrangement after use of the facility.
11. Requester agrees to turn off all appliances and light fixtures and to lock the facility after use.
12. Requester agrees to hold Saddlebrook harmless from all claims, liability or responsibility for injury or property damage, which may occur while this agreement is in effect.
13. Requester accepts responsibility to assure that all guests and other users of the facility and premises follow all rules and requirements of Saddlebrook and its amenities.

Requester of the Event: _____ Nature of the function: _____
Business or personal use: _____ Number of guests expected: _____ (max. 49)
Usage Fee: \$ 100.00/4 hours or \$200.00/all day Deposit Fee: \$250
Deposit check No.: _____ dated _____
Received/Acknowledged by: _____
Inspected by: (before event) _____ (after event) _____

As a Requester of Saddlebrook, I have read the preceding Rental and Use Agreement and fully accept all of its terms and conditions. I understand that I take full responsibility for all guests and other users of the facility and premises and will comply with the terms of this agreement. I understand that in the event that I leave the facility insufficiently cleaned, I will lose all or part of my deposit. I have been provided with a copy of this agreement and accept it as receipt for my deposit.

Requester's signature: _____ Date: _____
Address: _____ Phone number: _____

Premises Inspection Section

Date Premises and facility inspected _____ by _____

Condition of premises and facility _____

Amount of deposit authorized to return: _____

Called in to SPM to return the amount on this date: _____ and spoke with _____

Comments: