

BREYER ESTATES CONDOMINIUM
Community Room Rental Agreement

The Community Room is available for rental by current condominium owners and only when it is not in use for scheduled Breyer Estates Condominium Association functions. The facilities may never be rented to third parties, and the resident host must be present throughout the function.

I, the undersigned, a resident of Breyer Estates Condominium hereby acknowledge acceptance of the rental agreement and the subsequent responsibilities listed below for the use of the Community Room (kitchen, hallway, bathrooms, main room) on _____, between the hours of _____ and _____.

I agree to pay a \$100.00 fee that is required at the time of reservation and the signing of this agreement and a ~~\$350~~ damage deposit that is fully refundable provided no damage is done and no rules or regulations are violated. Payment should be made by two separate checks payable to Breyer Estates Condominium Association and must be made upon signature of this contract.

I assume all responsibility for any and all damages on the premises and that which is contained therein, incurred during the time I am responsible for the premises. I agree to reimburse expenses beyond the ~~\$350~~ damages, excessive cleaning, and abuse to the Community Room as a result of my rental.

I will provide certificate of insurance from outside contractors if applicable or my personal guarantee in writing.

I understand and agree to the following guidelines:

The premises must be vacated no later than the agreed upon time of 12:00 mid-night. Any time spent beyond the 12:00 midnight deadline will be charged at the rate of \$25.00 per hour.

Guests should be advised in advance that parking should be on the lower lots and not on the circle, except in the case of handicapped guests. Any cars parked in any reserved residents' parking areas or on lawn areas will be subject to towing at the owner's expense.

No charges are allowed for admission, food or drinks. Should this occur, the event will be immediately terminated. No signs regarding the event may be posted.

Noise level is to be kept at a level which will not disturb the residents of Breyer Estates. Instruments requiring amplifiers are strictly prohibited.

Guests are not permitted to enter the swimming pool and related areas.

No decorations are to be affixed to the painted or papered surfaces of the room with the exception of those that may be free-standing and/or tied. All decorations and ties must be removed before vacating the room.

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The Community Room must be left in a clean and presentable condition. All trash must be removed from the premises. All cleaning aids and supplies will be supplied by the renter. When using outside contractors trash must be taken away from the property.

There is no smoking permitted on premises.

Animals/pets are not allowed inside the Community Room or anywhere on the premises.

I understand and agree to abide by the above rules and regulations for the rental of the Community Room, and I also agree to abide by all laws of the Commonwealth of Pennsylvania concerning the use of alcoholic beverages. I acknowledge my understanding that it is a violation of the Pennsylvania Liquor Code to furnish alcoholic beverages to a minor and/or intoxicated person and that such violation are subject to criminal penalties including fines and/or imprisonment. I agree as a condition of this rental to observe strictly the foregoing restriction in addition to the above rules and regulations, and understand and agree that any failure on my part to do so will result in the immediate termination of this rental and forfeiture of my deposit. I further agree to indemnify and hold the BREYER ESTATES CONDOMINIUM ASSOCIATIONS and its employees, Board of Directors and Managing Agent harmless from any liability, costs or expenses occasioned by my failure to adhere to the provisions of this agreement during the rental and use of the facilities on _____ (reservation date).

Signature of Unit Owner: _____ Date: _____

Unit Number _____

Telephone Number _____