



## Stutelage Innovations

Signature requested on March 17, 2025

# Stutelage Innovations Center Rental Contract for EXAMPLE

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**Business: Stutelage Innovations**

colleen.mcnamara@stutelage.com

6725 TRANSIT RD, EAST AMHERST, NY, 14051

(716) 362-7848

**Recipient: Example**

info@stutelage.com

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This contract is between Stutelage Innovations (the "Business") and Example (the "Client") dated 03/17/2025.

Thank you so much for choosing Stutelage Innovations for your rental! We are thrilled that you have chosen to use our space for your event. Please read this contract carefully before signing.

## Terms

### Terms

The center may be rented for a variety of purposes including classes, parties, showers, brunches, receptions, etc. We do not allow events that are primarily based around consuming alcohol like bachelor parties. The renter is responsible for indicating what the event is at the time of the booking.

**Recipient initial**

### Rental Time

The renter will have access to the building during the agreed-upon hours. This includes set up and take down of your event. Any use outside of those hours will result in a \$50/hour charge.

**Recipient initial**

### **NONREFUNDABLE BOOKING**

There will be NO REFUNDS for cancellations. However, if a time can be rescheduled based on availability with ample notice, it will be considered (not guaranteed).

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### **Payment**

The invoice must be paid on time (see invoice for specific date). If the balance is not paid on time, the rental will be canceled, and the date will become available for others to rent.

The renter will not receive access to the building until the full payment has been made.

A CREDIT CARD MUST BE SAVED ON FILE IN ORDER TO RENT. This credit card will be used in the event of damage.

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### **Damage**

Renters are required to save a credit card on file in order to rent. The renter agrees that the card will be used to pay for any damage that the renter and their guests cause during the rental period. The following damage prices will be used:

- Center not cleaned as stated in the contract: \$50
- Tape, or evidence of tape, on walls or ceilings: \$30 (You may use painter's tape!)
- Small holes in walls or ceilings (including thumbtacks or nail holes): \$30
- Large holes, cracks, or other damage to walls or ceilings: \$100
- Dirty or sticky tables: \$10/table
- Damaged or missing chairs: \$30/chair
- Damaged or missing tables: \$75/table
- Damaged or missing television: \$100
- Damaged or missing television remote control: \$25

- Damaged or missing wall features: \$25
- Other damage not specifically listed will be charged a price at the owner's discretion

The renter agrees that they will be charged with the saved credit card for any damage. If the credit card payment on file is declined, the renter must pay the damage fee within 3 business days of the event + a \$10 late charge.

**Recipient initial**

### **Access To The Center**

Prior to the event (and after payment has been made), the renter will receive an email with access instructions. This will include a code to open the door and information on entering the building.

**Recipient initial**

### **Set Up**

The renter is responsible for the complete setup of the center. Stutelage will provide tables and chairs that can be used. The center will not be set up with tables or chairs for an event (unless discussed prior). The renter may set up the center in any way that they would like including decorations.

YOU MAY NOT USE ANYTHING ON THE WALLS, CEILINGS OR FLOORS EXCEPT PAINTER'S TAPE. No scotch tape, masking tape, or packing tape. No tacks, no nails, no hooks, etc.

**Recipient initial**

### **Outside Set Up**

The backyard may be used for rentals.

In the winter, Stutelage will ensure that the parking lot is plowed and the sidewalk shoveled for THREE OR MORE inches of snow. If less than that, the renter will be responsible for using the provided shovel and rock salt for the entryway if needed. The renter must ensure that the entryway is not slippery for guests.

Please do not have guests use Dr. Young's property for events. Parking is fine, but no activities may be set up in the driveway.

**Recipient initial**

### **Food And Alcohol**

The renter is solely responsible for all food and alcohol served at the event. Stutelage Innovations is not responsible for any of the food or alcohol served during a rental.

The renter must ensure:

- Food being served is high quality and prepared safely.
- Alcohol is never served to a person under 21 years of age under any circumstances. The renter must ensure that people under the age of 21 do not have access to any alcoholic beverages.
- Alcohol is consumed responsibly by all guests.
- Heavily intoxicated guests who may cause a disturbance or damage the property are safely escorted off of the property.
- All food and alcohol are removed from the premises after the rental.

**Recipient initial**

### **Clean Up**

The renter is responsible for the COMPLETE clean up of the center. As we are not charging a cleaning fee and not having a cleaner come, the renter must ensure that the hall is ready for the next renter.

CLEANING LIST:

- Take down all tables and chairs and store them in the room labeled Learn (or leave it set up however is agreed upon).
- Empty all garbages and replace them with new garbage bags (located under the kitchen sink). Place all full garbage bags inside the garbage cans in the garage.
- Remove all decorations. Ensure that there is no painter's tape left on the walls or ceilings (other types of tape may never be used and will result in a damage charge).
- Remove all food and drinks from the fridge.
- Take all personal belongings.

- Ensure that the television is off and the remote control is left.
- Remove any signs, balloons, etc. that were placed outside.
- Sweep the floors. Swiffer if needed.
- Vacuum the waiting room (vacuum is in the bathroom shower off of waiting room)
- Empty the garbages in the bathrooms.
- Wipe down the sinks and toilets in the bathrooms.
- Ensure that the center is left in the way that you found it.
- Turn off all lights.
- Lock all doors.

**Recipient initial**

### **No Smoking Or Drug Use**

The renter agrees that there will be no smoking, including vaping, inside the building or within 100 feet of the building. If evidence of smoking is found by Stutelage Innovations, the renter will be charged \$200.

There are to be no drugs used on the property - both inside or outside of the building. This includes the use of marijuana.

The renter is solely responsible for ensuring that all guests abide by these regulations.

**Recipient initial**

### **Noise**

We do not allow DJs. You may bring in your own speakers to play music. We have neighbors. Please be respectful when hosting your event in terms of noise levels. If a noise complaint is received by a neighbor or the police, the renter will be responsible for turning down the music.

**Recipient initial**

### **Card On File**

I authorize this business to keep my credit card on file for any future transactions until I request a cancellation.

I understand that the terms of this authorization will remain in effect until I request that they be terminated. I acknowledge that I am responsible for making this request in writing.

**Recipient initial**

### **Charges For Damages**

This credit card will be used to cover the cost of damages after the rental if needed. I authorize this business to charge and keep my credit card on file for the amount of damages as set forth by the contract if necessary.

I acknowledge that I will receive a receipt for each charge made and that no prior notification is needed.

I understand that the terms of this authorization will remain in effect until I request that they be terminated. I acknowledge that if there is not a saved card on file, then I will not be given access to the building for my rental. In this case, I will not receive a refund of any of the money that I paid for the rental.

**Recipient initial**

### **Venue Limitation Of Liability and Damages**

Stutelage Innovations, LLC shall not be responsible for any consequential, incidental, indirect, special, or punitive damages or for any lost profits, lost revenues, or costs of cover. These limitations apply regardless of the legal theory under which such liability is asserted and regardless of foreseeability.

The renter assumes full liability and costs for all instances that occur during the rental period. This includes but is not limited to damage to personal property, legal citations for noise violations, emergency services visit costs/damage, injury, and death to all people on the property during the rental period outlined in the contract or agreed upon in writing (email). I agree to accept all legal liability and release Stutelage Innovations, LLC from all legal, financial, and insurance responsibility for all damages, injuries, deaths, etc.

<b>Recipient initial</b>	
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### Business Rental

If a business or independent contractor is renting the center, proof of insurance with Stutelage Innovations named as an additional insured is required at least one week prior to the rental date.

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## Signatures

This contract may be signed electronically or in hard copy. If signed in hard copy, it must be returned to the Business for valid record. Electronic signatures count as original for all purposes.

By typing their names as signatures below, both parties agree to the terms and provisions of this agreement.

### Business signature

<b>Owner name</b>	Colleen McNamara
<b>Owner signature</b>	<i>Colleen McNamara</i>
<b>Business date signed</b>	03/17/2025

### Recipient signature

<b>Recipient name</b>	
<b>Recipient signature</b>	
<b>Recipient date signed</b>	