

Harvard Sportsman's Club Renter's Agreement 2016-2017

This renter's agreement dated \_\_\_\_\_

Between the Harvard Sportsman's Club

Harvard Sportsman's Club P.O. Box  
201, 21226 U.S. Hwy 14, Harvard, IL  
60033-8768

(the "Landlord")

- AND -

\_\_\_\_\_ Renter

Address:

\_\_\_\_\_

Telephone: \_\_\_\_\_

(collectively and individually the "Renter")

**IN CONSIDERATION of the Landlord leasing certain premises to the Renter, the Renter leasing those premises from the Landlord and the mutual benefits and obligations provided in this rental agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this rental agreement agree as follows:**

**Rented Premises**

The Landlord agrees to rent to the Renter the Harvard Sportsman's Clubhouse described as 21226 U.S. Hwy 14 Harvard, IL 60033, (the 'Premises') for use as rental premises only. The Premises are more particularly described as follows: Neither the Premises nor any part of the Premises will be used at any time during the term of this rental agreement by Renter for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a meeting hall.

### **Activity**

In order to rent the Sportsman's club any member must be in good standing with the club.

**Call 815-790-8897 or e-mail request to [jonaagesen@hotmail.com](mailto:jonaagesen@hotmail.com) with date and or alternate.**

Upon confirmation of date timely submission within 7 working days of a \$100.00 dollar deposit is required to reserve the club all payments and deposits are to be sent to Harvard Sportsman's Club P.O. Box 201 Harvard, IL 60033.

When the date for the event is here the renter agreement must be completed and signed by the member renting the club and any other parties involved or the not for profit entity leader. All members making rental payment need to include a self-stamped addressed envelope for the return of the deposit.

### **Rules**

The club is to be review by the renter upon initial entry please check for any problems call 815-790-8897 if any exist.

**The club is to be returned in the same clean condition as it was received including bathrooms, kitchen, main room, equipment room and grounds.**

**Kitchen access is limited to use of stove, ovens, microwave and refrigerator.**

**The renter will abide by the requirement that any use of the stove, ovens requires the engagement of both kitchen exhaust fans located above the stove and ovens. Failure to follow this agreement will result in the renter to be liable for any damages or repairs needed due to failure to follow the requirement. Including full replacement cost of the fire suppression system in the kitchen hood area.**

Any serving equipment, plates or silverware is expected to be washed and return to the proper drawer or cupboard.

All kitchen sinks are to be cleansed including drain traps or strainers in the sink. Please remember to set thermostat to 58 during the winter and 80 in the summer and switch off air conditioning when the event is completed.

Brooms and mops need to be returned to the broom closet room.

When returning the key an inspection of the club will occur within 24 hours and upon confirmation of the club's clean condition your deposit will be mailed to your home address.

**Failure to return the club and grounds in clean condition will be cause to forfeit your deposit and may incur additional charges.**

During in climate, weather there may be delays in plowing the parking lot.

Any mechanical or electrical problems are to be reported as soon as possible.

### Terms

- The term of the rental agreement commences at Date:\_\_\_\_\_ on \_\_\_\_ AM\_\_\_\_\_ and ends at Date:\_\_\_\_\_ on \_\_\_\_\_PM\_\_\_\_\_.
- Should the Renter remain in possession of the Premises with the consent of the Landlord after the natural expiration of this rental agreement, the same rules in effect during the rental agreement remain in effect.
- Subject to the provisions of this rental agreement, the rent for the Premises is \$250 per day all renters.
- The Renter will pay the Rent and deposit on or before access is granted to the Premises.
- **The renter will remove all decorations including all tapes, strings, nails, staples holding the decoration in place after event or forfeit deposit.**

### Security Deposit

- On execution of this rental agreement, the Renter will have paid the Landlord a security deposit of \$ 100 (the 'Security Deposit').
- **The Landlord will return the Security Deposit at the end of this rental agreement after confirmation that the club is clean and in proper order. No equipment or property is missing or broken, less such deductions as provided in this rental agreement nor for any deduction prohibited by the Act.**
- Security deposit will be returned to Renter within **10 business days** if the club is confirmed to be clean and in good condition and the rental key is returned.

**For the purpose of this clause, the Landlord may charge the Renter for professional cleaning and repairs if the Renter has caused damages or loss and not made alternate arrangements with the Landlord.**

- **The Renter may not use the Security Deposit as payment for the Rent.**
- **Liability insurance with \$1,000,000 coverage naming the club a covered part for the day of the event. Is required and failure to provide coverage may include cancelation of the event. The renter assumes all liability to any or all damages or penalties and all legal expenses, fines or rewards.**

- **Harvard Sportsman’s Club does not have dram shop nor liability coverage for non-club events so if alcohol is being served on the date requested at the club, you must furnish a liability insurance policy with min \$1,000,000.00 coverage to be presented when picking up the key.**
- It is the renter’s responsibility to remove all personal items from the clubhouse and property that belong to the renter. Any personal property left without timely notice (72 hours or less) is considered forfeited property now belonging to the Harvard Sportsman’s Club.

**Noise and Disruptive Activities**

**All Renters are asked to keep noise such as music etc. to respectful volume during the rental. However, any liability for any noise or disruptive complaints or activity remains with the renter.**

**Signing this contract confirms that the club and grounds were received in Clean condition at time of signature.**

Name of Sponsor Harvard Sportsman’s Club  
 member: \_\_\_\_\_

Signed Harvard Sportsman’s Club Representative  
 \_\_\_\_\_ Date \_\_\_\_\_

Renter/member  
 \_\_\_\_\_ Date \_\_\_\_\_

Access for decoration and set up on Date and time: \_\_\_\_\_