Vestal River Ranch
Venue Rental Agreement

Thank you for choosing **Vestal River Ranch – Fall River Ranch Weddings** for your special event. We want everything to go off without a hitch, so we've done our best to make this agreement clear and comprehensive. If you have any questions, please don't hesitate to ask.

This contract defines the terms and conditions under which The Vestal River Ranch and The Vestal Family Trust (hereafter referred as the Venue) AND _____ (hereafter referred to as the Renter) agree to the rental and use of the Venue on _____.

This contract constitutes the entire agreement between the parties and becomes binding upon signature of both parties. The contract may not be modified or amended unless in writing and signed by both the Venue the Renter.

EVENT DATES & ACCESS

- Arrival:
- Wedding & Reception:
- Departure: Sunday

INCLUDED IN RENTAL

- Private use of the venue for 3 days
- Use of the parcel in front of the River Bar and the River Barn for parking
- Use of the River Bar and River Barn for event activities
- On-site power and water
- Presence of an On-Site Venue Manager (note: not a wedding coordinator or planner)

SECURITY DEPOSIT

$500.00 refundable security deposit due prior to the event.

- Renter agrees to assume full responsibility for the conduct of its guests, participants, vendors and employees.
- Renter assumes liability for damages (i.e. to structures, roads, plants, decor, facilities, etc.) caused by its guests, participants, vendors or employees
- Any damage to structures, grounds, plants, roads, or excessive cleaning needs may result in deductions or additional charges.
- If no issues are found after the event following review by the Venue Manager, the deposit will be refunded via Venmo or check.
- In the event of any damage, including those that exceed the amount of the security deposit, the Renter agrees to be financially responsible for the full cost of repairs and/or additional cleaning. The Venue reserves the right to invoice the Renter for these costs, and payment will be due upon receipt.
- Please remember that this is historical property. We expect you and your guests to treat it accordingly.

TOTAL FEES & PAYMENT DEADLINES

Event Rental Fee: $3,500.00
Security Deposit: $500.00
Total Due: $4,000.00

Payment Schedule:
A non-refundable deposit of $500.00 is due upon signing to secure the reservation. Note this is part of the total event rental fee and different than the security deposit.
The remaining balance of is due 30 days before the event.
Late payment may result in cancellation without refund of the deposit.

Payment Mailing Address:
Mark Vestal / The Vestal Family Trust
PO Box 40160
Santa Barbara, CA 93140

CANCELLATION & REFUND POLICY

Cancellation by Renter:

- 91+ days before event: Full refund of any payments made, minus $500 deposit.
- 31–90 days: 50% refund of all payments beyond the deposit.
- 30 days or less: No refund.

Cancellation by Venue:

- Full refund including deposit will be issued if canceled by Venue.
- Venue is not liable for additional expenses caused by such cancellations.

FORCE MAJEURE CLAUSE

Neither party shall be liable for failure to perform due to events beyond their control (e.g., natural disasters, pandemics, government restrictions).

- Parties agree to attempt to reschedule.
- If rescheduling is not possible, a full refund will be issued.

INCLEMENT WEATHER POLICY

This is primarily an outdoor venue.

- Renter is responsible for weather contingency plans (e.g., tents).
- No refunds will be given for weather-related disruptions.
- Venue reserves the right to cancel for safety reasons related to extreme weather.

INSURANCE REQUIREMENTS

Special Event Liability insurance is required of all Renters and is due no later than thirty (30) days prior to your event. A Certificate of Insurance listing The Vestal Family Trust as an additional insured of said policy must be obtained. The insurance must, at Renter's sole expense, provide and maintain public liability and personal

property damage insurance, insuring The Vestal Family Trust and employees, contractors and contracted vendors against all bodily injury, property damage, personal injury and other loss arising out of renter's use and occupancy of the premises, or any other occupant on the premises, including appurtenances to the premises. The insurance required hereunder shall have a single limit liability of not less than $1 million, and general aggregate liability of not less than $2 million.
If alcohol is to be served, please make sure that the policy includes Host Liquor Liability coverage to protect you against alcohol-related accidents, as you are ultimately liable for the safety of your guests. Established catering services may use their license and insurance to cover Liquor Liability coverage.

ALCOHOL POLICY

- Beer and wine may be brought by the Renter.
- Alcohol must be served by a licensed professional.
- Renter assumes full responsibility for:
    - Not serving minors (under 21)
    - Not serving intoxicated guests
    - All alcohol-related incidents

Venue management may ask guests for identification to verify age and reserve the right to ask the entire party to leave if (1) a minor is consuming alcohol, (2) an adult is providing alcohol to a minor, or (3) a guest or guest appears to be intoxicated and refuses to leave the premises.

SMOKING POLICY

- No smoking is allowed in or around barn areas.
- Improper smoking or disposal may result in loss of deposit.

DECORATIONS & PROHIBITED ITEMS

- Professional signage only.
- No confetti or sparklers.
- No open-flame candles (enclosed candles only, with flame 1" below container rim).
- No nails, staples, adhesives on buildings without approval.
- No flammable materials allowed on the property.

PETS

- Pets are allowed if:
    - On leash
    - Directly supervised
    - Cleaned up after

Renter will be charged for any additional cleaning or damage from pets.

OVERNIGHT POLICY

- No overnight stays, RVs, or camping without prior written approval.
- No RV hookups are available.

VENDORS

- All vendors must be pre-approved by the Venue.
- Unauthorized vendors may be denied access to the property.

WEDDING PLANNING

A wedding coordinator is strongly recommended but not required.

ADDITIONAL INFO

- Renter must remove all trash from the property.
- No kitchen or indoor staging area is available.
- No potable water or ice provided on-site.

INDEMNIFICATION & HOLD HARMLESS

The Renter agrees to indemnify and hold The Vestal Family Trust, its officers and agents harmless from and against any and all liability, claims, actions, demands or losses of any kind and nature that may occur or be claimed with respect to any person or persons, corporation on or about the property itself resulting from any act done, or omissions by or through the Renter, its agents, contractors, employees, invitees, or any person on the premises of the property by reason of the Renter's use or occupancy thereof. These may include, but are not limited to accident, injury or damage to property arising from any act of the Renter or Renter's guest, whether intentional or negligent, which occur during use. Renter agrees to pay all costs and attorney fees incurred by The Vestal Family Trust owners and representatives in defending any such claim or action brought against the owners and representatives.

Please send payments and insurance certificates to:
Mark Vestal / The Vestal Family Trust
PO Box 40160
Santa Barbara, CA 93140

Agreement by Signature
By signing below the Renter agrees to all the terms and conditions stated herein.

Renter Signature: _____
Date: _____

Renter Signature: _____
Date: _____

Venue Representative (The Vestal Family Trust): _____ Mark Vestal
Date: _____

*