# Residents Rental Agreement

**for use of the**

## Hallbrooke Property Owners Association Clubhouse

The undersigned requests permission to rent and use the Hallbrooke POA Clubhouse . The undersigned is an owner of real property in Hallbrooke Addition. _____ (owners initials).

The undersigned wishes to use the Clubhouse from _____ am/pm to _____ am/pm
on the date of _____, 20 _____.

Fees:
The undersigned agrees to pay a **$150.00 Refundable security deposit /cleaning fee,** at the time this agreement is signed. If the clubhouse is cleaned up after the event and no property is damaged, the $150.00 will be refunded. If the resident does not wish to clean up after their event themselves, but wishes to have the cleaning company come in and clean, then the $150.00 deposit/cleaning fee will not be refunded., but used for the cleaning services. No cleaning supplies are provided by the Association, but the owners may use the vacuum cleaner and broom located in the hall cleaning closet.

The undersigned agrees to inspect the Clubhouse prior to acceptance. Upon inspection after the event, any items found to be not in good condition will be repaired or replaced as necessary. The undersigned agrees to forfeit the security deposit and pay costs of any repairs and/or replacement of items damaged that exceed the $150.00 deposit/cleaning fee.

It is understood that a person designated by the Hallbrooke Development Team, may inspect the Clubhouse, including furniture, window coverings, equipment and the area surrounding the Clubhouse, before and after use by the undersigned.

The undersigned further agrees that no alcoholic beverages of any sort will be served to any minor or intoxicated person. Alcohol is allowed at rental functions, if and only if, an **ALCOHOL DEPOSIT of $150,** is received in advance. A $500.00 fine shall apply for any and each violation. Refund of this deposit shall be contingent upon final inspection after the function., assuming there is no damage or violations of these rules.

Further the homeowner and all attendees shall indemnify and hold the Association harmless from any such claims, damages, suits, including all attorneys fees and court costs that may result from, or arise out of the presence of alcohol on the property. All federal, state and local laws related to alcohol shall be followed at all times. **_____ (signature of undersigned).**

The undersigned agrees to abide by the Hallbrooke POA rules and policies for the Clubhouse, attached to this form, as well as other specific rules listed in this agreement.

The undersigned hereby releases and shall hold harmless and indemnify the Hallbrooke POA and the employees, contractors, agents, affiliates and related entities thereof for all claims, attorneys' fees and other costs or liabilities incurred by or asserted against any of the foregoing as a result of use of the Hallbrooke POA Clubhouse owner of owners tenants or guests.

Hallbrooke Property Owners Association, Inc

By _____

Signature _____

Name of Owner (printed) _____

Signature _____

Date Signed _____