

# CLUB TALAVERA

## CLUB TALAVERA: RENTAL AGREEMENT

This **Space Use Agreement** ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between **Club Verano, LLC** ("Club") and the undersigned individual ("Resident").

### 1. EVENT DETAILS

**Resident  
Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Phone/Email** \_\_\_\_\_

**Event Date** \_\_\_\_\_

**Event Type** \_\_\_\_\_

**Room(s)  
Requested** \_\_\_\_\_

**Access  
Window** Grand Ballroom rental hours **8:00AM-11:00PM**; Rented room must be cleaned and vacated by 11:00pm. All Other Rooms must reserve timeslots

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### 2. RENTAL RATES & DEPOSITS

All payments must be made via **two separate checks** payable to **Club Verano, LLC**.

- **Smaller Private Rooms:** \$500.00 Total (\$300.00 Rental Fee + \$200.00 Refundable Security Deposit).
- **Grand Ballroom:** \$2,250.00 Total (\$1,500.00 Rental Fee + \$750.00 Refundable Security Deposit).

**Payment Terms:** The **Security Deposit** is due at the time of booking to secure the date. The **Rental Fee** is due no later than thirty (30) days prior to the event. Deposits are refundable contingent upon the condition of the rented space following a post-event inspection.

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### 3. SPACE SPECIFICATIONS & LIMITATIONS

Use of the Clubhouse Amenities (fitness facility, pools, spa, locker rooms, pickleball pavilion, etc.) is **strictly prohibited** unless specifically approved elsewhere in this agreement. **No items are to be moved or relocated unless approved by staff.**

| Space          | Capacity (Approx.) | Best For                                     |
|----------------|--------------------|----------------------------------------------|
| Grand Ballroom | 571 Theater / 228  | Formal Galas, Weddings, Live Bands           |
| Theater        | 35 Guests          | Seminars, Screenings, Presentations          |
| Card Room      | 50 Guests          | Social Gatherings, Showers, Meetings         |
| Arts & Crafts  | 30 Guests          | Workshops, "Sip & Paint," Collaborative Work |
| Demo Kitchen   | 15 Seated          | Private Tastings, Culinary Demos             |

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### 4. FOOD & ALCOHOL POLICY

- **Catered Events:** All alcoholic beverages must be purchased and poured by a **Licensed Caterer**. Open Bar service is limited to a maximum of **four (4) hours**.
  - **Resident-Only Events:** Residents may "Bring Your Own" (BYOB) food and beverages for events where only residents are in attendance.
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### 5. RULES & RESIDENT RESPONSIBILITIES

1. **Mandatory Presence:** The Resident must be present for the entire duration of the event and is responsible for all guests. If the Resident is found not to be present, they will be banned from renting any rooms for **12 months**. \_\_\_\_\_ **(Initials)**
2. **Condition of Space:** Resident is responsible for restoring the space to its original condition. This includes removing all decorations and rented equipment. All trash must be removed and disposed of in the outdoor dumpster. Any damage or excessive cleaning required will be deducted from the security deposit.

3. **Setup & Breakdown:** Staff will set designated tables and chairs but will not assist in moving personal items. Resident is responsible for all other setup and breakdown.
  4. **Decorations:** No tape, nails, or tacks may be attached to walls or surfaces. Free-standing or chair-tied decorations are allowed. Candles must be **flameless**.
  5. **Trash:** At the conclusion of the event, all trash must be bagged, secured, and placed in the dumpster located at the end of the Clubhouse parking lot.
  6. **Attire & Conduct:** Proper attire is required; no bathing suits are permitted. Smoking (including vaping) is only allowed in designated outdoor "smoking areas."
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## 6. INSURANCE & LEGAL

- **Caterer Requirements:** No later than 30 days prior to the event, the Licensed Caterer must provide a Certificate of Liability Insurance (minimum **\$1,000,000**) naming *Club Verano, LLC* as an additional insured, along with a Workers' Compensation certificate.
  - **Liability Waiver:** Resident agrees to indemnify and hold harmless Club Verano, LLC and its agents against any public liability or property damage. Residents assume all risks associated with COVID-19 and gatherings. \_\_\_\_\_ **(Initials)**
  - **Right of Entry:** Club staff reserves the right to enter and/or eject any person behaving in a disorderly manner. Staff may terminate the event if it is deemed "out of control." \_\_\_\_\_ **(Initials)**
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## 7. SIGNATURES

**I have read, understand, and agree to the terms and conditions set forth above.**

**Resident/Club Representative:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Club Verano, LLC Authorized Staff:**

Club Manager Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Club Manager Printed Name: \_\_\_\_\_