



Snipes Farm & Education Center

2024-2025 Rental Agreement

This Rental Agreement is between Snipes Farm & Education Center (SFEC), a Pennsylvania non-profit, and the undersigned User.

The Pavilion at Snipes Farm



The Pavilion is 30' x 40' with a cedar floor and ceiling. The maximum capacity of the pavilion is 100 people and 150 with the surrounding lawn area. The pavilion seats approximately 75 for dinner with a small dance floor or bar area and 100 people for a reception. The pavilion is equipped with 2 upper outlets with string lighting, 2 ceiling fans and 4 lower outlets. Included is use of the immediate lawn/meadow area along with a designated field parking area.

Pricing for two-hour parties:

(1-20) guests (includes adults) \$700

(21-30) guests (includes adults) \$800

(31-40) guests (includes adults) \$900

(41-50) guests (includes adults) \$1000

For larger events contact michelem@snipesfarm.org

The Pavilion at Snipes Farm	Full Day Fee (9am-10pm) *	Hourly Rate (5-hour minimum) *
December, January, February, March	\$800	\$150
May, June, September, October	\$2,200	\$300
April, August, November	\$1,800	\$225
Options		
Previous Day Setup/Rehearsal: 4-9pm	\$500	
Next Day Cleanup: 9am-12pm	\$400	
Table rentals	\$10 @	

Security Deposit: A \$100 non-refundable deposit is required upon signing this rental agreement.

Property Damage: Damaging, defacing, improperly using, or removing any plant, sign, structure or equipment is prohibited. This is cause for immediate loss of the security deposit and the User will be charged appropriately for any damages and/or repairs that exceed the \$100 deposit amount.

Payments can be made via credit, debit card, check or cash and must be arranged with the SFEC Event Coordinator. SFEC accepts Visa, Discover, MasterCard, and American Express.

Cancellation: If the undersigned User cancels the event less than 30 days before the event date, the security deposit is non-refundable.

Personal Damages and Indemnification: SFEC is not responsible for damaged, lost or stolen personal property. The User assumes full responsibility for any damage or loss that may occur to personal property.

Equipment & Utilities: SFEC does not provide any equipment or utilities except for the following:

- **Electricity & Water:** 6 SFEC provides 6 electrical outlets, 2 fans and accent lighting. SFEC is not responsible for any power outages or providing a generator. In the event of a power outage, an emergency generator would be the sole responsibility of the User to supply. There is no water access.
- **Restrooms:** One Porta Potty is available. Users are required to rent additional porta potties based on event size. Talk to your rental company for an appropriate number.
- **Trash & Recycling:** All trash and recycling are to be put in SFEC designated receptacles.

Rights and Refusals: SFEC reserves the right to refuse occupancy and use of its facilities for purposes and activities other than those specified herein under permissible activities. The rented venue is reserved for the exclusive use of the User on the day and times of the event scheduled unless alternate arrangements have been made in writing with the Event Coordinator. Changes must be compliant with applicable law. Deliveries, pick-ups, set up and tear down of tables, chairs and other equipment must occur on the date and time specified in the rental agreement times unless otherwise arranged in writing with the Event Coordinator.

Force Majeure: SFEC will not be liable for non-performance of the Rental Agreement when such non-performance is attributable to labor troubles, disputes or strikes, accidents, government (federal, state or municipal) regulations of or restrictions upon travel or transportation, riots, national emergencies, acts of God, pandemic, weather, power interruption, or other causes whether enumerated herein or not, which are beyond the reasonable control of SFEC. However, in the case of a pandemic emergency as declared by either federal, state, or local governments and SFEC is forced to close, the rental event may either be rescheduled to a mutually agreeable date at no additional charge, or it may be canceled, and all rental fees and security deposits refunded.

Governing Law: The User agrees to abide by all laws, ordinances and regulations in effect by any governmental unit with appropriate jurisdiction, as well as SFEC's rental Rules and Regulations. The signed Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania

Rental Rules and Regulations

In General: User, User's guests, and all vendors must abide by SFEC's Rules and Regulations which are incorporated herein below. Violations of these rental Rules and Regulations may result in immediate loss of the security deposit. Violations may also affect vendors and their ability to return for future events at the Snipes farm.

Permissible Activities: The Pavilion may be rented for birthday parties, anniversaries, family reunions, scout group outings, church groups, corporate picnics, fundraisers, or other events of a celebratory nature.

Protection of Farm Environment: Please follow these rules as a courtesy to other visitors and to protect the Snipes farm, animals, and native plants:

- During the party, users and their guests are encouraged to remain within the immediate Pavilion area, which is defined as the area within 20 feet of the Pavilion and within walking distance of their parked cars.
- Pets are not allowed on Snipes Farm. However, service dogs are allowed only if they remain within the Pavilion itself fully leashed and accompanied by their owner.
- Do not pick or collect vegetables, wildflowers, or other plants on the farm.
- User and user's guests may walk and enjoy the Snipes Farm trails on a non-exclusive basis with other Snipes Farm visitors during normal operating hours.
- No fishing, hunting, swimming, cross-country skiing, horseback riding, motorcycles, snowmobiles, or off-road vehicles.
- No bicycling on or off the trails. Bicycles, motorcycles and other vehicles must be parked in designated parking areas.

Parking: Parking is permitted in the Red Barn parking lot and designated grass areas.

Sound: The Township of Falls noise ordinance requires that all amplified sound must cease at 10:00 pm. SFEC reserves the right to have loud music or other noise turned down or terminated as a courtesy to other farm guests or customers.

Setup Time: Users and their approved equipment-rental companies may use 30 minutes before the start of their agreed-upon rental period to decorate or otherwise set up the Pavilion for their party or gathering.

Cleanup and Exit Time: Users and their representatives must receive the SFEC Event Coordinator's final approval of the rental venue's condition before leaving at the conclusion of the event. Cleanup must be completed, and all event guests must have vacated the Pavilion, within 30 minutes after the end of the agreed-upon rental period.

Rentals: Tents, tables, chairs, portable toilets, and other rental items may be rented by the User. All vendor information must be supplied to the SFEC Event Coordinator no less than 30 days prior to the scheduled event. SFEC can provide some recommendations for caterers and rental companies. SFEC reserves the right to refuse to allow a 3rd party rental company to work at the farm.

Rental Equipment Setup and Breakdown: Rental equipment must be delivered and picked within 30 minutes of the designated start and end of the agreed upon event rental period. All rental deliveries and pickups must be approved by the SFEC Event Coordinator at least 30 days in advance of the event.

Decorations: Decorations are not to be stapled, screwed, nailed, or affixed in any way that would leave a lasting hole or mark of any kind on the Pavilion pillars or structure. The use of paint or glue or any similar products is not allowed. Decorations or equipment cannot create large holes in the lawn/ground. Throwing of rice, confetti, glitter, or any non-compostable product is not permitted. All decorations must

be cleaned up at the end of the rental period and the space returned to its original state.

Open Flame:

- **Open flames** are prohibited. Grills are not provided but may be used outside of the Pavilion in the open air with caution and due care. Working grills cannot be used in the Pavilion or on the Pavilion floor.
- **Fireworks** of any kind are prohibited.
- **Bon fires** are only permitted in designated areas and only when set up and attended by Snipes personnel. An extra fee of \$300 will be charged for the use of our bonfire pit.

Food and Drink: SFEC does not provide any food or drink, except for doughnuts, cider and pies in fall. The User may engage a third-party vendor for food and drink. All vendors must be approved by the SFEC Event Coordinator, and all vendors must submit their current proof of insurance (covering event date) and current ServSafe licensing 30 days prior to the event. Food trucks are only permitted in designated areas. Food and drink may not be offered for sale on Snipes Farm.

Alcohol: Any alcohol service must be provided by RAMP Certified bartenders. Only Users with host liquor liability insurance coverage are permitted to have alcoholic beverages served on the Snipes farm during the rental period. A third-party vendor can serve alcohol only if the vendor procures a certificate of liability insurance with retail liquor liability coverage and RAMP Certified servers. Alcoholic beverages shall not be consumed by anyone less than 21 years of age, as this is strictly prohibited and criminally penalized under Pennsylvania law. Alcoholic beverages can only be consumed at the rented facility during the rented hours and in no other areas on Snipes farm.

Smoking: Smoking is not permitted on the Snipes farm.

Photography and Drones: Photography is permitted at the rental venue. If the user grants SFEC the right to take photographs of the event, SFEC will be permitted to use those photographs for publicity purposes. Drones are not permitted

Agreed upon Rental Day of the Week _____ Agreed Upon Month and Date _____

Agreed upon Time Period _____

USER AGREEMENT

I agree to the above described terms and conditions.

_____	_____
First and Last Name of User	Organization representing (if applicable)
_____	_____
Signature of User	Date
_____	_____
Signature of SFEC Event Coordinator	Date