

Mariner's Point Community Clubhouse Rental Agreement

The clubhouse is available for any property owner in Mariner's Point and Mariner's Landing for a "personal" party. Pricing varies by the number of guests, details listed below. A 'reservation' can be made by contacting the community manager at fshockley@tidewaterproperty.com.

Non-owners may also rent the clubhouse when sponsored by a property owner, living in either Mariner's Landing or Mariner's Point. For more information and to schedule your event contact the community manager at fshockley@tidewaterproperty.com.

Clubhouse Rental Pricing:

Kids Only Party	\$100.00	Owner or Renter
Personal Party (under 50 guests)	\$100.00	Owner or Renter
Personal Party (50 or more guests)	\$250.00	Owner or Renter
Non-Owner Party (any event)	\$400.00	(outside user)

The clubhouse is not available for any commercial or business meetings.

All signature blocks of this agreement must be signed and returned with rental fee and security deposit checks within seven (7) days of the initial reservation request in order to keep your reserved rental date. Please write two separate checks, both made payable to Mariner's Point, with the reservation date noted on the check.

Rental Agreement forms and checks may be mailed to:

Mariner's Point Community
c/o Tidewater Property Management
3600 Crondall Lane, Suite 100
Owings Mills, MD 21117

The clubhouse key will be available for you to pick up from one of the members of the Board or Clubhouse Committee. Late key returns will be assessed \$25.00 fee per day.

Your security deposit check will be shredded, pending a clean post-rental inspection.

Please do not hesitate to contact the community manager at fshockley@tidewaterproperty.com.

Mariner's Point Community Clubhouse Rental Agreement

This agreement between Mariner's Point Community Association, Inc. (MPCA) and _____ (print), a member of the Association, establishes the conditions and requirements for rental of the community clubhouse.

At the time this agreement is signed and returned to the Association, the member must send 2 separate checks: 1) a fee for each reserved date (see pricing above), and 2) a cleaning/security deposit of \$250.00 for use of the clubhouse from noon on _____ (print) to noon the following day.

Anyone renting or sponsoring the clubhouse must be a member in "good standing" of the Mariner's Point Community Association; this includes being paid up-to-date on Association dues. These rental pages and checks must be received within seven (7) business days of making the reservation. Your reservation will be cancelled if no documentation is received within the specified time.

If a member cancels their reservation at least thirty (30) days in advance, they will be refunded their entire rental fee. Cancellations between seven (7) and thirty (30) days before the event will be entitled to a refund of \$50.00. Cancellations seven (7) days or less will result in no refund of the rental fee.

The member assumes full responsibility and liability for any damages to the clubhouse or surrounding property, which is the result of actions of the member or their guests during the term of this agreement.

Rental of the clubhouse does not include use of the swimming pool, pool area, or locker rooms. For usage of the pool and facilities, please contact the community manager to obtain the Pool Party Application. Maximum number of guests for the pool is 30.

The member further agrees to clean the premises and restore all rooms and areas to a condition deemed satisfactory by a designated Association official or management agent and to return the key within twenty-four (24) hours of completion of the event. MPCA will inspect the premises within twenty-four (24) hours without the member being present. The attached basic check list will determine satisfactory conditions. The cost of any damage or incomplete cleaning will be deducted from the cleaning/security deposit. Any repairs not covered by the deposit will be billed to the member. MPCA reserves the right to collect the money for repairs to the fullest extent of the community documents including the creation of a lien against the member's property.

Member Signature _____ Date _____

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Rental Agreement Questionnaire

If you are a documented renter in Mariner's Point or Mariner's Landing, you must have the owner of the property you rent from or another sponsoring owner sign this questionnaire and the rental agreement. We **require** phone number and email for proper rental. This is so if we need to contact anyone, we can.

Owner (member of Mariner's Point) or Sponsoring Owner:

Name: _____ (print)

Address: _____ (print)
(if sponsoring a renter of your property, give your non-resident address)

City, State, ZIP: _____

Phone Number: _____

Email Address: _____

If you are not an owner, please complete the following section:

Name: _____ (print)

Address: _____ (print)

Phone Number: _____

Email Address: _____

Date Requested: (first choice) _____

Type of Event: _____ # of Guests: _____

Will you be the individual holding the event? YES ___ NO ___

If no, please explain: _____

Will a donation or cover charge be collected at the door? YES ___ NO _

OWNER SIGNATURE: _____ Date: _____

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Rental Agreement - Alcoholic Beverages Addendum

I, _____, am renting the Mariner's Point Clubhouse on _____ (Date).

I understand that I, _____, will not be allowed to serve or sell any alcoholic beverages on the premises of the clubhouse during the above referenced date if the following conditions are present: requesting money by donation, contribution, or door charge for any purpose. I further understand that I will be responsible for any liability, if any, incurred by my guests for violating this addendum on the above referenced date.

Owner Signature: _____ Date: _____

Non-owner Signature: _____ Date: _____
(if applicable)

Agent for MPCA: _____ Date: _____

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Rental Agreement - Sponsorship by Owner of Non-Owner

I, _____ (print), am renting the clubhouse for the use of a non-member of the Mariner's Point Community Association. Although the clubhouse is being used by my guest

_____ (print - Guest's Name),

I understand that I (owner) am responsible for any damage, liability, cleaning or repair resulting from this use.

Member Signature: _____ Date: _____

Phone Number: _____

Email Address: _____

Tenant Addendum

I, _____ (print), acknowledge that the Mariner's Point Community Clubhouse is being rented on my behalf and for the use of myself and my guests. The homeowner sponsoring my use of the clubhouse is

_____ (print).

I understand that I have the responsibility to maintain the clubhouse in a proper fashion and to return it in a clean, orderly and timely condition. In the event that any damage, liability, cleaning or repair expenses arise from the use of the clubhouse by me and/or my guests; I understand that I may be held criminally and civilly responsible.

Signature: _____ Date: _____

Phone Number: _____

Email Address: _____

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Clean-Up Checklist

Please be advised that Mariner's Point does not provide cleaning supplies or paper products for rentals.

KITCHEN

Discard all food and remove all garbage

Wipe down the refrigerator, countertops and stove. Sweep and mop kitchen floor

BATHROOM

Clean the sink, toilet and mirror. Remove all trash and garbage

Sweep and mop bathroom floor

BAR AREA

Wipe down counters. Sweep and mop floor

(Please do not use any detergent when mopping the floors, just use plain water)

GENERAL

Fingerprints wiped off mirrors in mirrored room. Return all furniture to original places. Wipe all tables

Vacuum all rugs, carpets and bare floors

Please use carpet cleaner if necessary to clean up spills on carpet

EXTERIOR/DECK

Remove all trash and garbage

You may roll outside trashcans up to front of clubhouse; please take back down after putting trash in them Sweep decks

Remove cigarette ashes from decks and front gazebo

PLACE ALL GARBAGE IN TRASH BAGS; PLACE TRASH BAGS INSIDE CANS IN TRASH CORRAL AT THE END OF THE DRIVEWAY.

Please have guests enter and exit from the front clubhouse door. Please check the following exit doors: front door to clubhouse and two back double doors to deck.

There will be a \$45.00 deduction from your security deposit if the police are called for an alarm.

There will be a \$10.00 deduction from your security deposit for any door left open or unlocked.