



CLUB ROOM RENTAL AGREEMENT

Name: _____ Unit #: _____ Owner / Tenant (circle one)

The undersigned (the “Resident”) hereby agrees to the following terms and conditions:

1. Resident will rent the Club Room from Management on _____, 20 __, for the hours from _____ to _____ (Maximum time for club room reservation is 8 hours. Club room reservations cannot exceed past 1.A.M). Resident agrees to be present at the Club Room Facilities at all times during his or her function.

2. Resident agrees to pay a rental fee of \$200.00 for use of the Club Room Facilities. Resident agrees to be responsible for any repairs, damage or cleaning costs in connection with the function. A non-owner resident also agrees to pay a deposit of \$500.00. All checks must be payable to “Park Millennium Condominium Association”. Prior to the start of the function, resident agrees to inspect the room and make note of any and all pre-existing damages.

3. Resident agrees to clean and restore the Club Room Facilities to their prior condition within 1 hour following the hours of their reservation. Resident is responsible for any and all damage occurring to the Club Room Facilities in connection with the function, in accordance with the fees and costs shown on the Club Room Inventory and Replacement Costs/Fees. The keys to the Club Room Facilities shall be returned immediate following the club room reservation. The deposit shall be refunded to Non-owner Resident, less the cost of any repairs, damage or additional cleaning costs, within five (5) business days after the function and return of the keys. If damage, repairs or additional cleaning costs incurred by the Association exceed the amount of the deposit, Non-owner Resident will be responsible for reimbursing the Association for such additional costs. Owner Residents’ accounts will be charged directly for any repairs, damage or additional cleaning costs in connection with the function.

4. Resident agrees to remove all personal property (e.g., dishes, food, bottles, paper, supplies and decorations) immediately after the function. Management will not be responsible for the loss of any personal property. Anything left in the Club Room Facilities after the function will be considered abandoned and will be disposed of at Resident’s expense.

5. Resident understands that a maximum of fifty (50) persons are permitted in the club room and a guest list must be submitted to the Management Office prior to the event. Resident assumes the risk of any accidents or personal injury that a Resident or guest sustains while using the Club Room Facilities, and Resident agrees that neither Management, the Park Millennium Condominium Association (“Association”) nor its employees will be liable for any such accidents or injury. Resident agrees to indemnify and hold harmless Management, the Association and its employees for injuries or damages sustained by Resident or guests while using the Club Room Facilities, other than those resulting from the gross negligence or willful acts of Management, the Association or its employees.

6. Resident shall use the Club Room Facilities only for their intended purposes and in such a manner as not to cause waste or damage or to create a nuisance of any sort. Any violation of the foregoing sentence may result in the immediate termination of this Agreement by Management. If guests will include persons under the age of 21, Resident agrees that no alcoholic beverages will be served and the function will be chaperoned by one or more persons over the age of 21.

Resident:
Name: _____

Management Representative:
Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____