



## Sales Contract and Rules for all events:

1. A deposit of half down will be needed to secure the event reservation.
2. Cancellation of event that is reserved will need to be received by phone and followed up in writing or via email within 14 days of the scheduled event.
3. Payment for the balance of the rental fee and any and all anticipated additional fees will be due on the date of the function. Failure to make the required payment will nullify the rental contract and use of the reserved space will be forfeited. Christmas House LLC and Carriage House reserve the right to retain the deposit.
4. No flyers, or any other type of media may be distributed to the general public in conjunction with this rental unless authorized by Christmas House LLC. Any violation of this agreement, or the use of the Christmas House name or logo, will constitute a violation of this contract, unless given permission to do so. Violation of this policy will void the contract and loss of deposit.
5. No smoking is allowed inside the buildings. Please use the designated smoking areas on the porch and in the yard. No butts will be left on grounds, walks and porches. There are containers set out for these purposes.
6. Alcoholic beverages are permitted on property with designation of liability to the host/hostess of the event. Christmas House LLC will not be held liable for any legal matters that may ensue due to the consumption of alcohol. We have sub-contractors available that can be referred to you if needed.
7. Food of your own making can be brought into Christmas House for guest consumption.
8. Clean up after the event is the responsibility of the host/hostess. Arrangements can be made for cleanup services at an extra charge.
9. There are family dogs in residence. If someone in your party is allergic to dogs this may be an issue as they have access to every floor of the mansion. During the event, the family dogs will not be interacting with you or your guests as they live on the second floor. Questions regarding this issue should be addressed ahead of time so appropriate accommodations can be made.
10. No pets or animals of any kind, other than service animals, are allowed on the property.
11. Children are allowed on the property. However they must be watched and it is at the guest's own risk that they are there. If children are found to be damaging the integrity of the building and it's historic value, they may be asked to leave.
12. Any damages to the property will be charged to the event. It is understood by the client that this is an old house with lots of "treasures" everywhere. Respect for these items is imperative. If something gets broken, please talk to your event host right away. A solution can be reached.
13. Events will end at your designated time as indicated in the information sheet. An additional fee may be charged for going over the time reserved. This fee is then payable the day of the event.
14. Decorations that are needed to be placed for the event have to be approved. **NO TAPE, STAPLES, SCOTCH TAPE OR OTHER ITEMS ARE ALLOWED ON THE WALLS OR WOODWORK.**
15. Parking in the driveway is reserved for guests of the Bed and Breakfast ONLY. The Host/Hostess/Guests of the event must use the neighboring streets for parking. Sub-contractors for the event may use the driveway for delivery. Special permission for exceptions to this rule should be discussed in advance.
16. The Client will hold harmless Pamela Deskins, The Christmas House LLC and any other associations of the owner from any issues that may arise by having an event in 116 10<sup>th</sup> St Racine WI 53403 which is a historical landmark.



This portion must be signed and returned prior to the event reservation date.

This contract and all its rules are agreed upon by client and Christmas House LLC and will be fulfilled except in the event that is considered an "act of God" and any reasonable accommodations shall be considered under those circumstances.

By signing this agreement, you are hereby acknowledging all rules of this establishment and have legal right to enter this contract.

Signed \_\_\_\_\_

Print Name \_\_\_\_\_ Date \_\_\_\_\_

Reservation Date: \_\_\_\_\_



The Client will hold harmless Pamela Deskins, The Christmas House LLC and any other associations of the owner from any issues that may arise by having an event in 116 10<sup>th</sup> St Racine WI 53403 which is a historical landmark.

Dated \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_



The Guest(s) signed below will hold harmless Pamela Deskins, The Christmas House LLC and any other associations of the owner from any issues that may arise by staying overnight in 116 10<sup>th</sup> St Racine WI 53403 which is a historical landmark.

Dated \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_

Signed \_\_\_\_\_ Print Name \_\_\_\_\_