

LAMBERT'S COVE INN & RESORT

Martha's Vineyard circa 1790

Wedding proposal including required full property buyout

Welcome to the Lambert's Cove Inn & Resort.

We are honored you are considering the Lambert's Cove Inn for your special day. We look forward to working with you to create an unforgettable experience in our lovely inn, a pastoral oasis on Martha's Vineyard.

Couples Stay is on Us.

For wedding events, couples stay free for the two nights of your stay. We are grateful for your trust as we facilitate this most special of celebrations.

Full Buyout of Rooms Required.

A full property buyout requires all guest rooms to be booked at an agreed upon rate for the duration of the event. In the event guests do not fully book all guest rooms, the couple or those financially responsible for the event are required to pay for unbooked rooms.

Terms and Conditions of Hosting Your Event at Lambert's Cove Inn:

Room Buyout Required; Couples Stay is on Us

- The couple stays free both nights, but they are responsible for room reservations not paid for by guests. Total room buyout cost depends on which room the couple chooses to stay in. Their two-night stay will be credited towards the estimated total.

Rehearsal Dinner at LCI Required

- To secure the entire Inn for the weekend, LCI requires that the couple also hold their rehearsal dinner at Lambert's Cove Inn.

Guest Count, Guarantees, and Pricing

- A final guaranteed number of guests shall be submitted to LCI on or before the 30th day prior to the event.
- The final total estimated amount due is subject to change based on number of guests, menu, and alcohol consumption.
- The undersigned understand and acknowledge that they shall be responsible to pay for the meals and incidental costs relating to the total number of guaranteed guests.

Payment Schedule

- A \$7,500 non-refundable deposit is due at the signing of agreement. Check should be made payable to LCI Hospitality, LLC. LCI will forward a payment plan to the couple once the agreement is signed.
- Final payment is due 60-days prior to the event. The amount associated with the wine and beer by consumption (if the dollar amount exceeds the minimum) is due when the couple or those paying for the event check out of the Inn on the final day of the celebration.

Food and Beverage Details

- The couple can schedule a tasting with our Events Coordinator to sample hors d'oeuvres and entrees along with wine. We will coordinate the tasting with the hours of our restaurant, Woods.
- Sixty days prior to wedding, couple will provide LCI with menu and wine selections.
- Twenty-one days prior to wedding, couple will provide LCI with food selections and associated counts for guests.
- LCI reserves the right to substitute items that become unavailable in the open market or that exceed reasonable market costs.

Cancellation Policies

- Any deposits to date will be applied to the overall cost of the event. In the event the couple cancels, LCI will retain the full deposit and any payment due or past due at the time of cancellation.
- If the couple cancels or otherwise breaches this agreement after additional payments are due or past due, LCI will be entitled to retain 100% of the deposit and any payments received or otherwise due.

West Tisbury Noise Ordinance

- The town of West Tisbury enforces a noise ordinance that requires that loud noises and amplified music cease at 10 pm. The undersigned agree to adhere to this town regulation. All amplified music will stop at 10 pm, and guests will adhere to the noise ordinance by keeping noise to a minimum after 10 pm.
- The Inn is in the middle of a neighborhood—and wedding parties agree to respect the neighborhood by maintaining a noise level that respects the closeness of our neighbors.

West Tisbury Liquor Regulations

- Pursuant to the town of West Tisbury, LCI is permitted to serve only wine and beer for functions both indoors and outdoors. Said wine and beer must be purchased from LCI.
- We are not permitted to provide any hard alcoholic beverages to the couple or their guests. Our liquor license does not allow consumption of hard alcohol on our premises. LCI bears no liability for violation of this ordinance.

Rentals

- All rentals for outdoor receptions require the rental of a reception tent and catering tent. (Our recommended partner is Big Sky Tent Rentals.) LCI also requires that the couple rent a generator, lights, portable toilets, and catering equipment through any third-party vendor of their choosing.
- It is the responsibility of the couple and/or wedding planner to acquire and coordinate all necessary rentals.

Wedding Planner Required

- The undersigned acknowledge that a Wedding Planner or Day of Coordinator must be present as Point of Contact and facilitator of all additional wedding details on the day of the event.
- If the couple does not have a Wedding Planner, LCI's Event Coordinator can act as the couple's wedding planner for an additional fee to be negotiated.

Pool Closed from Dusk to Dawn

- The pool at Lambert's Cove Inn is closed from dusk to dawn. LCI Hospitality LLC, Lambert's Cove Inn & Resort, and all owners, officers and employees are not liable for personal injuries, illness, death and/or property damage suffered by any guest in connection with use of the pool.

LCI Liability

- LCI and/or its agents shall not be liable for any damage to property provided by the undersigned to LCI employees; nor shall LCI be responsible for the loss or theft of any property.
- LCI shall have no responsibility or liability for failure to supply any service when prevented from doing so by strikes, accidents, or any cause beyond LCI's control, or by orders of any governmental authority, except to return said deposit within sixty (60) days.

Reminder of Financial Responsibilities, especially concerning rooms

- The amount shown in the estimated costs for rooms reflects the full buyout. Depending on which room the couple chooses to stay in, the total amount for their room will be credited towards the financial total of the full buyout.
- The estimated final total is subject to change based on the number of guests, changes to the menu, and wine and beer consumption.
- Final payment for additional charges must be settled at check-out on the final day of the event.

Estimated Financial Summary

Shoulder Season: May, June, September, October

Rehearsal Dinner: 3-course seated dinner @ \$95 per person

Wedding Day Reception: 4 types of passed hors d'oeuvres @ \$45 per person

Wedding Day Dinner: 4-course seated dinner @ \$145 per person

Wedding Cake: Provided upon request

Wine & Beer: By Consumption (minimum \$45 per person)

Wedding Day Breakfast: Complimentary

Day After Brunch: \$29 per person

Facility Fee: \$5,000 to \$10,000 (TBD by # of guests)

Staffing & Admin Fee: \$3,000 to \$6,000 (TBD by # of guests)

Service Charge: 20% of Food & Beverage Total

MA Sales Tax: 6.25%

Room Charges:

- 9 rooms that sleep 2: \$399 per night (2-night minimum)
- 6 rooms that sleep 4: \$499 per night (2-night minimum)