



## Legare Waring House Venue Rental/Agreement

<u>Rates</u>	<u>Mon-Thurs</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>
<b>Peak Season</b> <i>April, May, June, September, October</i>	\$5,000	\$6,000	\$8,000	\$6,000
<b>Regular Season</b> <i>March, November, December</i>	\$4,000	\$5,000	\$7,000	\$5,000

Cost includes use of the house, grounds & avenue of oaks for a five (5) **hour event** beginning after park hours and ending by 11:00pm, golf cart shuttles, and traffic attendants.

Set-up may begin at 9:30am and break-down completed within two (2) hours of the end of the event

Rates are based on events with a maximum of up to **200 guests**

Please note that Charles Towne Landing is a State Park and is open to the public year-round.

**Events may not begin until after park hours**, which are as follows:

April 1 – October 31:	<b>9:00am - 6:00 pm</b>
November 1 – March 31:	<b>9:00am - 5:00 pm</b>

***Beverage Service:***

While alcohol consumption is allowed at the facility, alcohol may not be served to minors or anyone appearing to be intoxicated. The South Carolina Alcohol Beverage and Control board requires that all alcohol be supplied by a professional bar service with the necessary licenses and liability insurance. Upon signing this agreement, the client agrees to indemnify and hold harmless the Legare Waring House, Charles Towne Landing, the South Carolina Department of Parks Recreation & Tourism, the State of South Carolina and employees of each organization from any damages, costs or expenses, including reasonable attorney fees, which may arise as a result of consumption of alcoholic beverages by the client and any of the clients guests.

***Ceremony Rehearsal:***

A time frame of *1 hour* during park hours will be allotted for the ceremony rehearsal, sensitive to any other events that may be occurring. However, ceremony practice times must be approved by the Legare Waring House Venue Manager *and are dependent on availability*.

If rehearsal is scheduled during a time when the venue is being set up for an event that evening, we ask that your wedding party be respectful of those clients. You will be required to park in the visitors' center parking lot and meet inside the visitors' center. Once your entire wedding party has arrived the venue manager will shuttle everyone to the Legare Waring House. In addition, we ask that you refrain from entering the house, and limit the rehearsal to wedding party only. Restrooms for rehearsals are located near the Legare Waring House. The wedding planner is required to stay until the rehearsal is completed and the venue is clear.

***Furniture:***

The Legare Waring House is a historic home and most of the furnishings are antiques or period reproductions. We require clients and guests to use the facilities in a respectful manner.

Protective glass covers have been placed on furnishings to prevent damage during events. While these provide protection against day-to-day usage, they are not meant to be used as food stations. Please consider this when deciding where the food will be displayed.

***Hazardous Weather:***

For the safety of all involved, should hazardous weather occur, such as tornado, severe thunderstorm or hurricane watches and warnings, the property owner/operator reserves the right to mandate taking shelter, stop alcoholic beverage dispensation, and require bands or musicians to switch to acoustic entertainment only, adjust volumes or terminate DJ's or recorded music until hazardous weather is deemed no longer a threat. For events of 100ppl or less, shelter will be taken inside the Legare Waring House. For events of greater than 100ppl, shelter will be taken inside the Charles Towne Landing Visitor Center. In the event hazardous weather requires the evacuation of the property for the safety of the guests, the event will be terminated, guests will be shuttled to their vehicles and required to vacate the premises. In all above cases the Park Ranger in charge of the event will make regular announcements to keep guests informed of the situation as well as the steps needed to be taken to ensure their safety.

***Parking & Transportation:***

There is ample complimentary parking for all guests. Guests will be directed to park near the Lucas Circle next to the Legare Waring House - in event that parking fills up then guests will be directed to park in the main visitor parking lot. Starting one (1) hour before the event starts shuttles will transport guests from the parking areas to the Legare Waring House throughout the event and is included in the contract fees.

The gravel lot located behind the house is reserved for the Planner and caterer only. All other vendors and the wedding party must park in the designated Wedding Party/Vendor parking lot. Vendors and wedding party members are highly encouraged to carpool as space in this area is very limited.

No cars may be left onsite overnight (any cars left must be moved to the main parking lot.) Any cars left at the Legare Waring House may be subject to towing, at the owner's expense.

If transporting guests on buses please note the largest bus able to pull back to the house is a **38 passenger / 40'long** bus – larger buses are unable to negotiate turns around the oak trees, therefore no exceptions can be made.

***Tents and Rentals:***

Tents and other rentals are not included in the rental fee. The house can comfortably accommodate up to 75 guests standing, so it serves very much as an outdoor venue.

Clients are strongly encouraged to use a tent in conjunction with the house for all receptions on the patio. All tents used must be frame tents – no pole tents are allowed on the grounds of Charles Towne Landing. Unless tent-sharing with another event, tents must be set up on the morning of your event between the hours of 9am to 12pm and removed the following morning before 9am. Failure to adhere to these times could result in additional charges.

When using a tent in front of the house it must be placed using the existing tent tie down rigging points located on the fountain patio. The patio will accommodate the following size tents only: 40x55 and 40x70.

Ceremony sites at the house include: The Avenue of Oaks, the Wedding Oak, and the Wedding Garden. ***These areas are to be utilized for ceremonies only.*** Tenting or rentals (including bars, furniture, etc.), with the exception of ceremony chairs and benches, are not permitted at these sites, unless pre-approved by the venue manager.

***No staking directly into any part of the lawn is permitted.***

***Due to the sensitive nature of the grounds at Charles Towne Landing State Historic Site. NO EXCEPTIONS can be made to these requirements.***

***Vendors:***

It is required that all pre-approved wedding planners, caterers and bar services provide the appropriate license and insurance documentation prior to the final review.

All vendors and service contractors are responsible for the cleanup and removal of their equipment, food, bar supplies and garbage within two (2) hours of the event conclusion.

Any décor/personal/rental items left at the venue must be taken by the Wedding Planner at the end of the evening – no items may be left at the venue overnight. Any items not removed at the end of the event will become property of South Carolina State Parks, unless prior authorization was given by the Events Coordinator or Events Specialist.

Unless prior approval is obtained, we ask that our clients use only local vendors for: wedding planner, catering and rentals (including tents.)

***Wedding Planner:***

To ensure proper use and care of the Legare Waring House, we require that the client hire a **qualified, licensed** Wedding Planner to be responsible during the event under a “full package” or “partial package.” The Planner will maintain the client’s agenda for the rehearsal, ceremony and the reception. They will also serve in the capacity of decision-maker on behalf of the client in dealing with all vendors to include caterer, bar service, florist, entertainment, rentals, etc. and will collaborate with the Legare Waring House staff during the event.

In order to appropriately manage the wedding, the Planner may not be someone who is in the wedding party or attending the wedding as a guest, nor a “day of” or “month of” planner. If your Planner does not have prior experience at the Legare Waring House they must be approved in advance by the Legare Waring House Venue Manager. We ask that all of our clients hire their Planner within 60 days of booking the venue. At the final review, approximately two weeks prior to the event, the client and the Planner must correspond or meet with the Legare Waring House Venue Manager to review the agenda, floorplan diagram, power plan and establish a schedule for set-up and deliveries.

The Planner is required to stay for the duration of the event. At the conclusion of the event, the Legare Waring House Manager on Duty and the Planner will conduct a final walk-thru of the house and grounds to assess any possible damages or excessive clean-up that may have occurred during the event. The security deposit will be handled as addressed in the deposit and security deposit section of this contract. Please note that the Planner may not leave until the final walk-thru has been completed or the client will forfeit the security deposit.



LEGARE WARING HOUSE  
AT CHARLES TOWNE LANDING

**Final Review Meeting**

**No Later than Two (2) Weeks Prior to Event**

**Attendees:** Client, Wedding Planner, Legare Waring House Venue Manager

- Wedding Planner to provide agenda, vendor list, timeline, floor plan diagram, power plan and Plan B (rain plan) for event.
- *All pages of the venue contract must be signed and returned by all associated parties, along with proof of license and insurance. If we do not have these in hand, you will forfeit your venue rental and all payments.*
- Establish a schedule for vendor set-up, deliveries and pick-ups. This includes caterer, bar service, rentals, florist, baker, photographer, entertainment, etc.
- A 1-hour time frame during park hours will be confirmed for the ceremony rehearsal, sensitive to any other events that may be occurring. If rehearsal is scheduled during a time when the venue is being set up for an event that evening, we ask that your wedding party be respectful of those clients, refrain from entering the house, and limit the rehearsal to wedding party only. Restrooms for rehearsals are located in the parking area. The wedding planner is required to stay until the rehearsal is completed and the venue is clear.



# LEGARE WARING HOUSE

AT CHARLES TOWNE LANDING

## Client / Wedding Planner Information

The Planner must work with all vendors (music, lighting, rentals, catering, etc.) to determine overall power needs ahead of time and make arrangements for a generator if necessary. Please refer to the Venue Diagram for available power and outlet locations.

- Shower facilities are not in working order and may not be used.
- Dress racks are provided in the bridal suites. Please do not hang dresses from the chandeliers under any circumstances (including photo opportunities.)
- Fireplaces are not in working order and smoking inside the house is prohibited.
- Keep in mind that some of the bridal suites are open during your event and are used as overflow restrooms. It is up to individual clients to safely store personal belongings.
- Please determine ahead of time who will be responsible (either the client or Planner) for cleaning up the bridal suites and grooms' quarters at the conclusion of the event.
- No fireworks, sparklers, wishing lanterns, or helium balloons may be used on the property.
- ***All sendoff items must be environmentally friendly and pre-approved by the Legare Waring House Venue Manager.***
- Candles must be enclosed in glass-shaded holders with heat protecting bases.
- **Drone usage is not allowed anywhere on park for any reason**
- Nails and staples are not allowed when placing decorations – please use tape, zip ties or floral/fishing wire. Responsible for providing your own ladders, supplies and set up equipment.
- Wheeled vehicles of any kind are not permitted on any unpaved surface.
- All clean-up, break-down and rental pick-up must be completed within two (2) hours of the conclusion of the event (except for the tent.)
- Any décor/personal/rental items left at the venue must be taken by the Wedding Planner at the end of the evening – no items may be left at the venue overnight.
- The Event Coordinator is required to coordinate set up, full day-of vendor management, timeline and break-down of the event. The Coordinator must stay until the conclusion of the rehearsal and event to survey the venue and grounds for damages and proper clean-up / break-down before leaving the property, and must ensure all guests are off the property at this time. Please note if the Coordinator fails to check-out with the Legare Waring House Manager on Duty, the client will forfeit their security deposit.

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Wedding Planner Signature

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Date

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Client Name

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Date of Event

Client Initial: \_\_\_\_\_ Wedding Planner Initial: \_\_\_\_\_



### Client / Caterer / Bar Service Information

- All caterers and bar service must fill out an application with Legare Waring House and be preapproved in order to work at the venue.
- All caterers and bar service must be licensed and insured.
- It is up to the caterer and the Wedding Planner to determine power needs ahead of time and make arrangements for a generator if necessary. Please refer to the Venue Diagram for available power and outlet locations.
- While Charles Towne Landing does provide an on-site dumpster located behind the house, caterers must provide their own trash cans and trash bags (55 gallon) to be used during the event. ALL trash must be removed from the house and grounds and discarded in the provided dumpster. All cardboard boxes are to be broken down and placed outside, next to the dumpster.
- Dump buckets on the rear patio must be placed on tables and not on the ground to avoid attracting wild animals.
- It is unlawful and unsafe to feed wildlife and doing so can alter natural behavior.
- All rentals, plates and glassware are to be properly broken down and stored on the rear patio for **same night pick-up**. Any racks left outside containing plates and glasses with leftover food and drink will attract wild animals at the park and cause damage to your rentals.
- Catering and bar staff should use the restroom in the groom's quarters (adjacent to the kitchen) – not the main guest bathroom or bridal suites.
- Wheeled vehicles of any kind are not permitted on any unpaved surface.
- Catering staff is encouraged to carpool, as vendor parking is limited on site. If the vendor parking lot is full, staff may park in the field to the left of the Avenue of Oaks. They are not permitted to park past the vendor lot or in the field across from the vendor lot.
- Please remove any food and drink from the refrigerator, microwave and oven and clean-up any spills or leftover food (including inside the appliances.)
- The custodial closet is conveniently located in the kitchen. Please sweep and spot mop the floors and wipe down the counters, sink and all equipment.
- The catering and bar service representative are required to survey the house and grounds for proper clean-up before leaving the property. Please note, if catering representative fails to check-out with the Legare Waring House Manager on Duty, the client will forfeit the security deposit.

\_\_\_\_\_  
Caterer Signature

\_\_\_\_\_  
Catering Company

\_\_\_\_\_  
Date

\_\_\_\_\_  
Client Name

\_\_\_\_\_  
Date of Event

Client Initial: \_\_\_\_\_ Wedding Planner Initial: \_\_\_\_\_



### Client / Band or Disc Jockey Information

While we allow bands, DJs and all other types of musical entertainment on the grounds, only acoustical instruments are allowed inside the house.

In order to be respectful of our neighbors surrounding Charles Towne Landing, we ask that the following guidelines be followed at all times:

- All music must end no later than 11:00pm.
- The volume levels and bass levels need to be measured at the sound check. The Venue Manager will assist with the sound check to make sure decibel levels are understood.
- The decibel level is not to exceed **75 decibels** at 50 feet from the sound source.
- The decibel level is not to exceed **45 decibels** at the southwestern edge of Charles Towne Landing.
- All amplifiers and speakers must be placed on the lagoon-side of the fountain patio and facing away from Wespanee Neighborhood (located on the opposite side of lagoons from the venue.)
- Bass levels must also stay at a reasonable volume. The Venue Manager will assess the volume of the bass at varying areas around the property and will judge whether or not it needs to be turned down.
- *All loading/unloading must be done from the paved pathway. Driving on the grass is not permitted.*
- Once the event begins, sound levels will be measured and recorded every hour by the Venue Manager.
- At any time, if the decibel levels are higher than what is listed above, the band or DJ will be asked to turn down the volume.
- **It is up to the Wedding Planner and the band or DJ/Booking Agent to determine power needs ahead of time and make arrangements for a generator if necessary. Please refer to the Venue Diagram for available power and outlet locations. It is strongly encouraged to bring a generator if a band is booked.**

\_\_\_\_\_  
Band / DJ Signature

\_\_\_\_\_  
Booking Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Client Name

\_\_\_\_\_  
Date of Event

Client Initial: \_\_\_\_\_ Wedding Planner Initial: \_\_\_\_\_





LEGARE WARING HOUSE  
AT CHARLES TOWNE LANDING

**Rental Agreement**

No part of the rental contract or terms and conditions may be altered without agreement by both parties, nor may it be transferred or sublet by the Renter. Full payment must be received no later than four (4) weeks prior to the scheduled event. Your event date will be reserved upon receipt of this contract, the terms and conditions page and the non-refundable 50% deposit.

Renters Name: \_\_\_\_\_ Fiancé: \_\_\_\_\_

Address: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_

Home/Work phone: \_\_\_\_\_ Cell phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Rental day & date: \_\_\_\_\_

Type of Event: \_\_\_\_\_ start time: \_\_\_\_\_ end time: \_\_\_\_\_

Number of guests: \_\_\_\_\_ Ceremony location: \_\_\_\_\_

Wedding Planner: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

How did you hear about the Legare Waring House? \_\_\_\_\_

Client Initial: \_\_\_\_\_ Wedding Planner Initial: \_\_\_\_\_



### **Rental and Security Deposit**

#### ***Rental Deposit:***

A 50% rental deposit will be due upon your returning this signed and initialed rental agreement. The 50% rental deposit will secure your date and is ***non-refundable and non-transferable*** for any reason.

The 50% balance of the rental fee is due no later than four (4) weeks prior to the event. The final balance is ***non-refundable*** for cancellation less than 14 days prior to the event date.

#### ***Security Deposit:***

A separate, \$750 security deposit is required in full, with the final venue payment, no later than four (4) weeks prior to the event.

- If the security deposit is paid by credit/debit card, it is applied in full to your credit/debit card and reflected on your venue payment receipt. The security deposit will be refunded within 7 days after the event, unless park management determines there is excessive clean-up, damage to property as a result of your event, or failure to comply with regulations.
- If the security deposit is paid by check or cash, it will be cashed in full immediately and reflected on your venue payment receipt. If paying by check, please make the check out to Charles Towne Landing as described below. The security deposit will be refunded within 60 days after your event, unless park management determines there is excessive clean-up, damage to property as a result of your event, or failure to comply with regulations.

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### **Method of Payment**

Please make checks payable to Charles Towne Landing

- If paying by check, please include your driver's license number near the address listed or pay by certified check or money order.

Check Amount \$ \_\_\_\_\_

- Mail completed contract and check to 1500 Old Towne Road, Charleston, SC 29407, Attn: Events Department

If you wish to pay by credit/debit card, please let the Events Department know & they can send you a link to pay online.



**Payment Information**

Rental Fee: \$ \_\_\_\_\_

50% Deposit of Total Fee: \$ \_\_\_\_\_ (Due with signed contract)

Security Deposit: \$ 750 (Due 4 weeks prior to event)

To the fullest extent allowed by law, Permittee agrees to assume all risk associated with its use of SCPRT property and facilities and does hereby agree to indemnify, release, hold harmless, and forever discharge the South Carolina Department of Parks, Recreation & Tourism, The South Carolina State Park System, the State of South Carolina, and/or any of their employees, agents or assigns from any and all claims, demands, damages, actions, causes of action, rights, costs, expenses and compensation whatsoever, including attorney's fees, or suits of any kind or nature whatsoever, both known or unknown, including, but not limited to, any and all injury, damages, loss, and/or cost to person or property, arising either directly or indirectly from the use of said premises and/or from the exercise of the privileges granted by this permit.

I, \_\_\_\_\_ hereby acknowledge that I have read the above rental agreement and foregoing terms and conditions and I agree to the terms and conditions this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Renters Signature: \_\_\_\_\_

Legare Waring House Representative Signature: \_\_\_\_\_