



The Grand Estate at Hidden Acres

Steven Dray Photography



Steven Dray Photography



Lauren Renee Photography



Sky's The Limit Photography



Dawn Derbyshire Photography



Sky's the Limit Photography



Steven Dray Photography

Wedding Packages		
Quantity of Guests	Monday-Friday (with exception to Holiday weekends)	Saturday/Sunday
50-100	\$11,300	\$13,300
101-150	\$11,500	\$13,500
151-200	\$11,700	\$13,700
201-250	\$11,900	\$13,900
251-275	\$12,000	\$14,000

This does not include taxes or a \$500 security deposit.

So what is all included in this package?

- Ceremony using any portions of 13.5 acres of romantic gardens and/or gazebo
- Elegant Wedding Event under a 50'x115' tent
- 4 Market Umbrella Tables and 4 Cocktail tables for Cocktail hour
- 60" Round tables seating 6-8 guests/table
- White Chairs for Wedding Ceremony and Fruitwood Chavari Chairs for the Reception
- White or Ivory Round Linens and a selection of 150 different color napkins
- China Dinnerware, Chargers, Flatware, Beverage Glasses
- Event Furniture (lounge area in the reception tent)
- 2 Bars (Bartenders supplied by caterer or one of the Bartending services on our vendor list, we are a BYOB facility)
- Parking Attendant and Event Security from Ceremony through Reception.
- On-site Coordinator

Estate House and Chalet House stay included!

(up to 25 total guests)

- Arrival 12pm Day of Event - 10am the following day
- 3 - Suite rooms with a guest occupancy of 5
- 2 - Elite rooms with a guest occupancy of 2
- Breakfast for all overnight guests
- Free WiFi for all overnight guests

50% Deposit Required Upon Reservation

399 Ford City Rd.
Freeport, Pa 16229

The Grand Estate
at Hidden Acres

innkeeper@thegrandestateresort.com
724-295-1500

Rehearsal/Previous Day Add-on

Additional Pricing and accommodations for Rehearsal Day and Night Stay includes having Rehearsal Dinner space on site and up to 25 guests staying the night.

Estate House	\$2,500/Night
Chalet House	\$399/Night

Optional Upgrade Package

Fantasy Package
Royal Service Setup
Royal Service Takedown
Complimentary Gazebo or Archway Decoration
Gold Chargers
1 Year Anniversary Stay
Cost:\$2000

50% Deposit Required Upon Reservation

Accommodations: All sleeping must be done in the bedrooms of the estate.

- **MARGHERITA ANN** Bridal Suite: Sleeps 5 guests on the rehearsal dinner stay and 2 for the night of the wedding. Includes a King bed, pull out sofa, an extra roll-away bed, flat screen tv, oversized leaning mirror, whirlpool tub, shower, double vanity and a salon chair.
- **LYNORA KAREN** Master Suite 1st Floor: Sleeps 5 guests. Includes a King bed, pull out sofa, an extra roll-away bed, flat screen tv, gas fireplace, oversized leaning mirror, whirlpool tub, handicap tub, shower and double vanity.
- **BONITA SUSANNA** Master Suite 2nd Floor: Sleeps 5 guests. Includes a King bed, pull out sofa, an extra roll-away bed, flat screen tv, oversized leaning mirror, extra sitting room, private balcony, whirlpool tub and double vanity. Can be adjoined to the Loretta room.
- **LORIETTA ANNE** Elite Room: Sleeps 2 guests. Includes a King bed, flat screen tv and vanity. Can be adjoined to the Bonita Suite.
- **RACHEL ELIZABETH** Elite Room: Sleeps 2 guests. Includes a queen bed, whirlpool tub and vanity
- **GIOVANNI ERICOLE** Chalet House: Sleeps 6 guests. Includes a queen bed in the loft bedroom, 2 pull out sofas, 2 roll-aways, and a range shower.

Preferred Vendors:

Any vendor that is not listed on our Preferred Vendor list is required to make a site visit:

Additional Accommodations

Kittanning Plaza Hotel 15min. - hiefdk@gmail.com

SpringHill Suites at Pittsburgh Mills - 724-274-1064

Lenape Heights Golf Resort 10min. - 724-763-2201

Bartending Service*

Last Call- 724-448-1148

Ace Bartending Service

Total Bartending Service

Beverages Distributor: Freeport Beverage - 724-295-9200

Cakes: Ultimate Wedding Cakes 724-335-5359

Tasty Bakery

Sweet Treats

Oakmont Bakery

Bethel Bakery

Catering *

Garda's Restaurant - 724-763-7676

The Chef and I - 724-295-2400

Hoffstots - 412-828-8555

DJ's:

2nd II None Productions

Loyalty Entertainment

Day of Coordinating

Hollow to Hem 724-531-1130

Kings and Queen Event Planning

Soiree by Souleret - 412-427-9270

Hello Productions - 412-298-7333

Fireworks

Sky High Fireworks 724-493-9977 jbwadd81@gmail.com

Hair Stylists and Make-up artists

K&L Bridal Bar 724-681-2069 and 724-448-4621

Kings Rising Salon

Makeupbypaigef@gmail.com

Photo-booths

Magic VW Photo Bus 412-657-9303

Prestige Photobooth 724-351-2817

MadMaxx - 814-603-0926

Fresh Flowers

Julie James Designs - 609-346-2995

T&J Floral - 724-763-1001

Mocha Rose Floral 412-361-4141

Green Sinner - 412-532-6107

Posies by Patti - 724-758-2262

Instrumentalist and Band

Steven Vance - 800-303-1947

The Virtuals - 916-668-9287

Jason Kendall Productions

Mike Medved

Photography

Sky's the Limit Photography

Skysight Photography

Krystle Healy Photography

Steven Dray Photography

Dawn Derbyshire Photography

Anna Lero Photography

Rentals

All Occasions Party Rental

Old Souls Event Rentals

Shuttle Service *

WL Roenigk, Inc. 724-353-1515

Extreme Limousines 412-244-5466

Videographer

Wiley Wedding Films

Burgh Brothers Media

Reclick Creative

Vendors Marked with an (*) are required for their category

Terms and Conditions

These terms are **specific to The Grand Estate at Hidden Acres** which may be read below.

Reservations are required.

- A credit card/debit card is required to guarantee reservation. Deposit should be received within 5 days of reservation request or room/venue will revert to available status. Please call the InnKeeper for any room stays required within 5 days of the stay. If reserving 3 or more rooms a 50% non-refundable deposit is required, if a cancellation is required the return of deposit is pending the ability to rebook the venue. We require one source of payment for both the deposit and the final balance. Each accommodation may not have a separate billing and payment source.
- Cancellations must be received at least 60 days in advance otherwise the client is responsible for the total of all fees. A return of these fees is pending the ability to rebook the accommodations. If cancellation is received within 60 days of reserved date, return of the total of all fees will be contingent upon our ability to re-book the room/venue. All cancellations are subject to a \$200.00 service fee.
- Check-in for weddings is 12 noon on the day of the wedding, call for other times. Please call with a projected arrival time the morning of. Check-out is by 10AM the morning after the wedding. Extended hours may occasionally be accommodated if pre-arranged and agreed upon in writing.
- All room rates are subject to 6% Pa Sales Tax and 5% Armstrong County Room Tax.
- Room occupancy limits are not to be exceeded.
- Pets cannot be accommodated unless they are a certified assistance animal, although we can recommend a local pet hotel for your convenience.
- The Grand Estate at Hidden Acres is a smoke-free establishment; outside smoking area is provided. Evidence of smoking in the house will result in a \$250 cleaning fee.
- The Grand Estate at Hidden Acres is in no manner a child-proof Bed and Breakfast/Wedding Venue. All infants, toddlers, and children under the age of 16 must be accompanied by an adult while on the premise.
- Kindly notify us immediately if there is any potential change in your booking arrangements.
- It is our goal to provide comfortable high quality lodging to make your visit to The Grand Estate at Hidden Acres one you will remember fondly for years to come. To ensure this, we are committed to high standards and policies that will maintain the beauty and integrity for all guests. As mentioned on our website description, The Grand Estate at Hidden Acres is designed to offer a romantic and peaceful haven. We appreciate you taking the time to read the policies in this agreement thoroughly and to ask questions if you need any clarification of understanding.
- **VENUE DEPOSIT:** A deposit of 50% is due within 5 days of selecting your wedding date.
- **PAYMENT IN FULL & REFUNDABLE SECURITY DEPOSIT FOR EVENTS ONLY** – All taxes and a \$500.00 refundable security deposit must be paid along with the balance due. The security deposit will be refunded within 15-days of your departure if no damage to the property and/or no theft is found after your visit. If payments are not received as required, your booking will be taken off the calendar, at which point the cancellation policy would take effect and your dates could be given to someone else. Additionally, a lack of cancellation request will confirm that you are in agreement with these policies and understand that violation of these policies could make you financially responsible and/or liable for damages.
- **SHORT-NOTICE BOOKINGS** – If you are making a reservation within 30 days of your arrival, full payment is due within 5 -days of booking or prior to your arrival, whichever is first.
- **TAXES** – All reservations will be subject to 6% Pennsylvania State Tax and a 5% Armstrong County Room tax. All tax amounts are factored into your final payment amount.
- **MAXIMUM GUEST LIMIT AND OCCUPANT POLICY** – The Estate House is limited to sixteen-nineteen (16-19) people no additional guests are permitted. The Chalet House is limited to six (6) This limit does not include non-mobile infants of 2 year or younger. If occupancy in the guest rooms exceeds that represented on the reservation at any time immediate eviction will occur without refund. The person signing this agreement must be at least 21 years of age and an occupant of the property all nights reserved unless otherwise agreed in writing by the InnKeepers/Rental Agent.

- **PARKING** – A Parking attendant will assist with all wedding events. Motor homes, large trailers or commercial vehicles cannot be accommodated at the estate.
- **NOISE POLICY** – We are pleased to live in a peaceful community and intend to maintain that culture. Noise that can be heard from any other property must cease during the following hours:
 - Friday and Saturday from 11:00 pm to 8:00 am
 - Sunday through Thursday from 10:00 pm to 8:00 am
- **SMOKING** – Positively **NO SMOKING OR VAPING** is permitted on this property unless in designated smoking areas. If you must smoke, please do so at these locations only and deposit any completely extinguished cigarette butts in the outdoor trash receptacle. If we find that there has been smoking or vaping inside the house a cleaning and air quality fee of \$250 will be charged, plus any other costs that may occur to clean up the smoke damage in the home. Cigarette butts, if any, must not be deposited inside the house.
- **INTOXICATION** - If intoxication results in any damages to any part of the estate and/or venue the \$500.00 security deposit will be forfeited and any additional expenses will be the responsibility of the persons that have signed the contract.
- **PETS** – Service animals are permitted. Dogs, cats or other pets are not permitted - **NO EXCEPTIONS**. Any violation of this policy is cause for immediate termination of tenancy with no refund and full and immediate liability for any additional cleaning necessary and all damages incurred by said animal(s).
- **RETURNED CHECKS** - Any check returned for "insufficient funds" or "stopped payment" will not be resubmitted. We will contact you immediately and require a Money Order (available at the USPS) to be received within 5-days. A fee of \$25 will be charged for any returned check.
- **CANCELLATIONS and CHANGES TO A RESERVATION** – We understand that sometimes it is necessary to change or cancel a reservation. All cancellations or reservation changes must be made in writing. The guest is responsible for verifying that The Grand Estate at Hidden Acres, and Melanie Waddell have received their cancellation letter. We cannot refund any advance payment for a canceled reservation unless the estate is re-rented for the entire period and prepayment has cleared. We will make every effort to re-book the house/venue; however, if it is not re-booked, you forfeit all monies paid. Once your reservation is confirmed, any cancellations or changes of dates will invoke this policy. If a cancellation is successfully re-rented, all of the rent, taxes and damage/security deposit will be refunded, less a \$200 cancellation fee.
- **REFUNDS** - Your reservation and signed AGREEMENT bind you to The Grand Estate for a specific period of time. There should be no expectation of refunds because you are disappointed with the property. We will make every effort to correct any problems that arise during your event in a timely manner. However, there will be no refunds for mechanical failure of nonessential items such as the television, wifi, computer, printer, air conditioning, washers/dryers, dishwasher, or other luxury items. If there is a significant problem, notify us immediately. If the internet or TV service goes down, we can only attempt to get that back on-line during daytime hours through our cable/internet provider.
- **DAMAGE/ACCIDENTS TO PROPERTY** – Guest/Leaseholder agrees to notify the Innkeepers as to any damages or accidents that occur at the estate during your rental period. If you have a spill or other incident that could cause staining of the carpets, furniture or bed linens, notify the Innkeepers immediately. Any damages exceeding the \$500.00 security deposit is the responsibility of the client that has signed the venue contract. **ALL DAMAGES MUST BE REPORTED PRIOR TO CHECK-OUT.**
- **CHECK-IN PROCEDURES** – Check-in for the estate is at 12 noon. For events you may arrive on the grounds at 12 pm, but may not check in to room until it is properly prepared.
- **CHECK-OUT PROCEDURES** - Check-out is before 10:00 am on your day of departure. Check-out time cannot be extended when the house is rented back-to-back (mostly during peak season).
- **PRIVATE PROPERTY** - No loitering at or near private homes on the property. They are not part of the venue.
- **WHAT WE PROVIDE** – The Grand Estate is equipped with a wifi, TV, Luxurious Robes, hair dryers, Ironing Board and Iron, Keurig Coffee maker in the Kitchen. If you are in need of special items please notify the staff upon reservation.
- **STAFF COMMON AREAS** - There are some common areas that our staff may be during events, this insures that your event will go smoothly. Please understand that we will make every effort to make sure that they are respectful to your event.

• MISCELLANEOUS

- This B&B is located in a dry township, if alcoholic beverages are being served it is required to have a ramp certified and insured bartender. Please refer to vendor list for these services.
- No towels, linens, utensils, or other estate property are permitted to be removed from the premises.

WEDDING AND SPECIAL EVENTS CONTRACT

This Agreement is made effective as of _____, by and between The Grand Estate at Hidden Acres and (names of clients) _____. The Clients represent that they desire to hold a special event on (date) _____ with the arrival time at **12:00 PM** on the date of _____. and a check out time of **10:00 AM** on the date of _____.

1) VENUE RENTAL FEE(S):

(a) The Clients or Representative for the Client (s), agree to pay an initial nonrefundable deposit of 50% of the total of all fees. This payment serves to hold the venue for the specified date of event or wedding and is payable at the time of contract signature. A \$500.00 refundable security deposit will be returnable to the client (s) up to two weeks after the event has been held once property has been inspected for any potential damage from the event or wedding.

(b) The remaining agreed upon VENUE RENTAL FEES will be due 30 days prior to the date of the event or wedding. The agreed upon date of payment will be the following: _____.

(c) Payments may be made via (cash delivery, certified check, or credit card.)

2) DATE CHANGES:

In the event Clients wish to change the date of the event, every effort will be made by The Grand Estate at Hidden Acres to transfer reservations in support of the new date. Clients agree that, in the event of a date change, any expenses including but not limited to deposits and fees that are non-refundable are the sole responsibility of Clients. Clients further understand that last minute changes can impact the quality of the event and that The Grand Estate at Hidden Acres is not responsible for any compromises in quality associated with a change of date.

3) CANCELLATIONS AND REFUND OF DEPOSITS:

In the event Clients should cancel this Agreement, all deposits and payments are non-refundable except as described herein. All cancellations must be done in writing and sent to the above address for The Grand Estate at Hidden Acres via certified mail. In the event Clients cancel, if The Grand Estate at Hidden Acres is able to rebook a comparable event on the scheduled date, all deposits for venue rental will be refunded less a \$200.00 service fee. Said refund will be sent to Clients within 14 days of receipt of notice of cancellation. The Grand Estate at Hidden Acres shall have the right to terminate this Agreement if Clients fail to meet or violate any terms of this Agreement, in which case the provisions of this cancellation policy also apply. Clients shall not assign or sub-lease any terms, conditions, or services contained in this Agreement or any interest therein without the express written consent of The Grand Estate at Hidden Acres.

4) FORCE MAJEURE:

If the performance of any part of this contract by The Grand Estate at Hidden Acres is prevented, hindered, delayed or otherwise made impracticable by reason of any strike, flood, riot, fire, explosion, war, pandemic, epidemic, endemic, outbreak, government restriction, government ordered closure, or any other casualty or cause beyond the control of the parties, The Grand Estate at Hidden Acres shall be excused from such performance to the extent that it is necessarily prevented, hindered or delayed thereby, during the continuance of any such happening or event and for so long as such event shall continue to prevent, hinder or delay such performance. This contract shall be deemed suspended so long as and to the extent that any such cause shall operate to prevent, hinder or delay the performance by The Grand Estate at Hidden Acres of its obligations. Upon the occurrence of any such event The Grand Estate at Hidden Acres shall, as soon as reasonably practicable thereafter, notify Clients of the nature and extent of any such force majeure condition and advise of the nature and extent thereof. Additionally, The Grand Estate at Hidden Acres shall work with Clients in order to develop reasonable alternatives so that the event can still occur. Delays or non-performance excused by this provision shall not excuse payment of any amount owed by Clients at the time of said occurrence unless agreed upon in writing by all parties.

For the safety of all involved, should hazardous weather occur, such as tornado, severe thunderstorm, hurricane watches and warnings, lightning strikes, acts of nature, etc., The Grand Estate at Hidden Acres reserves the right to mandate taking shelter, stop alcoholic beverage serving, and

require bands and musicians to switch to acoustic entertainment only, adjust volumes or terminate recorded music until hazardous weather is deemed no longer a threat. If hazardous weather requires the evacuation of the property for the safety of the guests, the event will be terminated, and guests will be required to vacate the premises.

5) ACCOMMODATIONS:

The Client(s) agree that accommodations or guest rooms provided by The Grand Estate at Hidden Acres for the event or wedding party may require a separate contract. All sleeping is required to take place inside the bedrooms provided, common areas are not permitted for sleeping areas.

6) RULES AND REGULATIONS:

The following is a list of rules and regulations to be upheld by Client(s) as well as the terms and conditions on the previous pages which includes all EVENTS PLANNERS, WEDDING COORDINATORS, and VENDORS who are involved in the planning and execution of the special event on the premises of The Grand Estate at Hidden Acres.

(a) ParKing: All vehicles associated in any way with the event or wedding must be parked within the parking area designated for the event. Parking attendants will direct all vehicles upon arrival.

(b) Swimming Pool: Posted rules for the swimming pool must be followed at all times by Client(s) and their Guest(s), who release The Grand Estate at Hidden Acres from any liability for bodily injury. The only people that are permitted to swim are the guests of the overnight stay unless permission is granted by the owners. The pool will be closed 30 minutes prior to the beginning of all events and will remain closed until 8am the following day!

(c) Barbecues/Grills: Barbecues and grills are to be used outside only. No fires are to be started directly on the grounds of the venue. All indoor fireplaces must be started by the staff of this venue.

(d) Candles: All candles must be contained or enclosed in glass. The flame must not reach higher than 2 inches below the height of the glass.

7) EVENT ENDING TIMES: All outdoor events must end by 11pm on Friday and Saturday evenings, 10pm on Sunday-Thursday evenings to comply with sound ordinances and in order to allow for cleanup and closure of the site by midnight.

8) HAIR STYLING & MAKEUP: All hair styling and makeup must be applied on the tile floors of the restrooms and not on carpeted areas. HAIR CUTTING IS NOT PERMITTED AT THE ESTATE!

9) DECORATIONS: Any decorative crafts or service items that are required to be assembled must be done prior to arrival to the estate. Decorations may not be hung with tape, wire, nails or screws in the Estate House, Chalet House, Gazebos, or Tent which will damage the venue. All decorations must be removed without leaving damages directly following the reception unless special arrangements have been made between the Client(s) and the venue. Any decorations done that is not through Classic Tent Rentals & Party Supplies, Inc. must be approved by the owners and must be removed the night of the event, by 12 midnight.

Note: The use of flower petals, birdseed, sparklers and blowing bubbles is permitted only outside for wedding and reception fare-wells. All packaging and wire sticks, etc. must be disposed of in the garbage and not laying on the ground or grass. Failure to follow these rules will void the entire return of the security deposit. No Rice, confetti, balloons, glitter, pyrotechnics, are not permitted inside or outside the facility.

10) INSURANCE: Client(s), Event Planner and/or Caterer shall maintain Commercial General Liability Insurance including Host Liquor liability, in an amount not less than \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage. Such Insurance shall name The Grand Estate at Hidden Acres as additional insured, and a certificate of insurance with an endorsement must be provided 30 days prior to the event. We STRONGLY RECOMMEND cancelation insurance.

11) LIQUOR/BEVERAGES/ILLEGAL SUBSTANCES: All liquor must be served by a RAMP Certified and Insured Licensed Bartender. The Bar closes 1 hour prior to the DJ, all alcoholic beverages will be removed and placed in a secure location for removal from the premise. THERE IS A NO SHOT POLICY! Dollar dance shots shall be prepared by the bartenders only and you may use jello shots or peach schnapps only. Alcohol may not be served to minors. Illegal substances including marijuana and drug paraphernalia are not permitted at any time on the premise or you will be escorted from the property! Drunken/Violent disturbances and vulgar language are prohibited and subject to immediate removal from the premise and possible termination of event without refund. No Red Wine permitted in the estate or chalet house.

12) MUSIC: All music must end by 10pm Sunday-Thursday and 11pm on Friday and Saturdays to comply with sound ordinances.

13) SMOKING: The Grand Estate at Hidden Acres is a non-smoking venue. Smoking will be permitted only in designated areas outside.

14) CHILDREN: All children under the age of 16 MUST be supervised at all times!

18) INDEMNIFICATION.

Clients agree to indemnify, defend, and hold harmless The Grand Estate at Hidden Acres, its owners, officers, employees, and agents from any liabilities, damages, injuries, costs, penalties, or expenses arising out of and/or resulting from the rental and use of the Premises, including but not limited to, the personal guarantee of provision, service, and dispensing by Clients, their employees and agents of alcoholic beverages at The Grand Estate at Hidden Acres. Clients also agree to indemnify and hold harmless The Grand Estate at Hidden Acres, its officers, agents, and

employees against any and all liability, claims, actions, demands, damages, or losses of any kind or nature that may occur or be claimed with respect to any person or persons, corporation, property or chattels, on or about The Grand Estate at Hidden Acres or to the property itself resulting from any act done, or omission by or through Clients, their agents, contractors, employees, invitees, or any person on the premises of The Grand Estate at Hidden Acres by reason of Clients' use or occupancy thereof. These may include, but are not limited to accident, injury or damage to property arising from any act of Clients' guests, whether intentional or negligent, which occur during use. Clients agree to pay all costs and attorney fees incurred by The Grand Estate at Hidden Acres, its owners and representatives in defending any such claim or action brought against The Grand Estate at Hidden Acres, its owner and/or its representatives.

In the event The Grand Estate at Hidden Acres, its owners, officers, employees and/or agents are required to file any action in court in order to enforce any provisions of this Agreement, Clients agree to pay The Grand Estate at Hidden Acres, its officers, owners, employees, and/or agents all reasonable attorney fees, court costs, and costs of suit incurred by The Grand Estate at Hidden Acres, including all collection expenses and interest due. Any suit brought by Clients or The Grand Estate at Hidden Acres with regard to any claim related to any aspect of this Agreement must be brought in the Court of Common Pleas of Armstrong County, Pennsylvania.

Party receiving services:

Wedding couple, Client(s) or agent of couple: Financially responsible for all the above.

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

The Grand Estate at Hidden Acres Special Events Venue:

By: _____ Date: _____

By: _____ Date: _____

Estimate/Invoice Worksheet

Bride name: _____

Phone: _____

Address: _____

Email: _____

Event Date: _____

Parents: _____

Phone: _____

Groom name: _____

Phone: _____

Address: _____

Email: _____

Parents: _____

Phone: _____

Estate Stay Check-in Date: _____

Check-out Date: _____

Comments: _____

Chalet Stay Check-in Date: _____

Check-out Date: _____

Comments: _____

Rehearsal and Rehearsal Dinner

Location: _____ Count: _____ Date: _____

Comments: _____

Wedding Ceremony

Location: _____ Date: _____ Time: _____ Count: _____

Comments: _____

Tent Reception

Count: _____ Date: _____ Time: _____

Package: _____

Comments: _____

Thanks for your inquiry with The Grand Estate! We are a family business dedicated to making your wedding event a memory to cherish forever.