

# SKY RIDGE RANCH - EVENT RENTAL CONTRACT

(406) 270-5237

35415 Timberlane Road, Ronan, MT 59864

[Events@SkyRidgeMontana.com](mailto:Events@SkyRidgeMontana.com)

[www.SkyRidgeMontana.com](http://www.SkyRidgeMontana.com)

## PACKAGE PRICES

(UP TO 160 GUESTS - ADDITIONAL CHARGES FOR LARGER GUEST COUNTS)

Two Day Weekend Package	Friday and Saturday	\$9,500
Sunday Package	Single Day	\$6,500
Midweek Package	Two Days Only (no single day option)	\$6,500

## PACKAGE INCLUSIONS

Full Venue Access	10am – 11pm on Event Days* 10am – 8pm on Package Days before Event (e.g. rehearsal party) <u>No later than 9am</u> on Package Days after Event to pick up items  * Single Day leases require all personal items and/or outside rentals to be removed by 11pm at closing. Additional \$500 late fee for next day pickups (not including vehicles).
Dance Floor	Setup Inside or Outside
Resin Tables	5' Rounds, 6' or 8' Rectangles
Decorative Tables	Assorted styles for Head Table, Gifts, Desserts, etc.
Live-Edge Wood Tables	8' long tables, up to 9 available
Wine Barrels	Used for décor, drinks, appetizers, etc.
Chairs	White Resin Chairs for Outside, Gold Chiavari for Inside
Plates, Flatware, Goblets	Complete dinner & dessert setup per guest
Setup & Cleanup	Event Day Only (Sky Ridge Ranch items only) - Setup of tables, chairs, barrels, dance floor - Cleanup of venue next day - Day-of table busing and dish washing NOT INCLUDED*  * Extra fee of \$300 if you want on-site staff for busing/washing service
Firewood	For Outside Fire Pit – Event Day Only - Venue staff responsible for lighting campfires

Sky Ridge can accommodate up to 350 guests. Prices are based on guest counts up to 150.

Additional charges for larger guest counts will be negotiated with Traci Johnson.

Additional options and vendor services are described on the website.

## WHAT YOU NEED TO PROVIDE

1. Event insurance policy in the amount of \$1,000,000 listing Sky Ridge Ranch and Traci Johnson as the certificate holder for your rental period.	Initial
2. Certified bartender and a liquor liability included on insurance certificate which enables you to serve your own alcohol (beer and wine only unless booking venue's liquor option). This is a Sky Ridge Ranch policy, not state law. No BYOB allowed. After one warning, bar will be shut down. <u>No shots allowed</u> .	Initial
3. <b><u>All children must be supervised at all times.</u></b> The property at Sky Ridge Ranch has numerous water hazards and is a working ranch with livestock and equipment. The renter will be fully responsible for the actions and safety of all guests during this contract period.	Initial
4. \$2500 <b>non-refundable</b> down payment and the remainder due <b>30 days prior</b> to your event.	Initial
5. \$400 <b>refundable</b> deposit for damages and/or excessive cleaning and a credit card held on file.	Initial

This contract is for the rental of The Silver Knot made this day, \_\_\_\_\_, and between **Kurt and Traci Johnson**, hereinafter referred to as the Owners, and \_\_\_\_\_ hereinafter referred to as the Renter. Whereas the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at **35415 Timberlane Road, Ronan, MT 59864** and known as **Sky Ridge Ranch**, and whereas the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated.

Now, therefore, the parties agree to the following terms and conditions:

- 1) The Renter shall pay to the Owner the sum of \_\_\_\_\_ (amount determined by package chosen or agreed upon between Owner and Renter) no later than \_\_\_\_\_ (Date), which will be 30 days prior to the commencement of the rental period.

Of this amount, **\$2500** is a **non-refundable** deposit (due upon booking) that will be applied to the rental charges upon final settlement of accounts.

In addition, there is a security deposit of **\$400** due 30 days prior to the commencement of the rental period, which will not be returned if the contract is breached in any way.

- 2) The Renter shall purchase an event insurance policy in the amount of \$1,000,000 listing **Sky Ridge Ranch** and **Traci Johnson** as the certificate holder for the agreed rental period. If Renter is providing beer and/or wine only (not hard liquor and w/ certified bartender), host liquor must be specified on insurance policy.

- 3) Renter shall remove all personal property and other items that were not present in the venue when the Renter took control. Trash will be handled by Owners.
- 4) Upon the Renter's completion of his/her obligations under (1) above, the Owner shall return to the Renter the security deposit, minus any amounts deemed necessary to repair damages inflicted upon the property by the Renter and/or the Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with the Renter's knowledge or consent.
- 5) Fees for additional rental items/services must be paid in full either on the day of the event or before the end of the rental period.
- 6) In the event that the Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at a rate of 5% per month, until full amount is paid. Renter shall also be liable to the Owner for any legal fees, court costs, and other expenses associated with collection.
- 7) Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that the Owner may incur as a consequence of the actions of the Renter or any of the Renter's guests while the Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from the Renter's use of the property.
- 8) Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.
- 9) The Renter agrees to make sure all children are supervised at all times during the course of this contract.
- 10) All alcohol must be served by the Event's certified bartender. Tailgating is prohibited and outside alcohol will be confiscated by venue staff unless explicitly allowed by Owner.
- 11) All guests must stay out of all fenced areas with any livestock.
- 12) The Renter agrees that there will be no smoking in any of the buildings at all times during the rental agreement and no fireworks of any kind brought onto the property (exception for sparklers with explicit permission from Owner).
- 13) The fire pit is the only place a campfire will be allowed. It will not be allowed if there is a mandatory "No Fire" restriction enacted by the State or Tribe.
- 14) All music is to be closed down by 10:30 pm. All DJ's and bands will shut down completely.
  - a. The entire event should be completed by 10:45 pm on the night of the stated event date listed in (2), and the Knot will be closed until the following morning.
  - b. All guests must leave after the event. Vehicles may be left overnight, but nobody stays past 11:00 pm.
- 15) The buildings may not be altered in any way from their current condition, meaning no nails, screws, staples, and/or anything else that may be used to damage property.

- 16) Dogs or other pets must be kept on a leash, supervised and must be cleaned up after.
- 17) Firearms are allowed on property with explicit permission from Owner. No discharge of firearms is allowed except in cases of emergency self-defense.
- 18) Events and receptions will have a last call for alcohol at 10:30 pm.
- 19) These are your contact persons and will have the option to shut down the noise or any other unacceptable behavior.

Traci Johnson	Owner & Manager	406.270.5237
Betsy Johnson	Asst. Manager	406.239.2274
Brandon Johnson	Asst. Manager	406.239.2273
Hope Peel	Asst. Manager	406.270.3256

In witness of their understanding of an agreement to the terms and conditions herein contained, the parties affix their signatures below. All parties whose signatures appear below hereby warrant that they are fully authorized and entitled to enter into this agreement and do so on the dates written below.

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Renter's Printed Name

Date

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Renter's Signature

Date

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Renter's Address

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Renter's City

State

Zip Code

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Owner's Signature

Date

# **Client Information Sheet**

**(Please Print)**

Couple's Names: \_\_\_\_\_

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

\_\_\_\_\_

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

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

Event Type: \_\_\_\_\_

Ceremony Time: \_\_\_\_\_ Estimated Guest Count: \_\_\_\_\_

## **Vendors**

**(Leave blank if unknown by time of booking)**

Caterer: \_\_\_\_\_

Bar Service: \_\_\_\_\_

DJ or Band: \_\_\_\_\_

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Other: \_\_\_\_\_