

SKY RIDGE RANCH - EVENT RENTAL CONTRACT

(406) 270-5237

35415 Timberlane Road, Ronan, MT 59864

Events@SkyRidgeMontana.com

www.SkyRidgeMontana.com

PRICES

Saturday Package	Peak Season June–September	\$6,900
Friday–Saturday Package	Peak Season June–September	\$7,900
Saturday Package	Off-Season (April, May, October)	\$6,400
Friday–Saturday Package	Off-Season (April, May, October)	\$6,900
Midweek Package	Monday-Thursday	\$5,900

PACKAGE INCLUSIONS (BASED ON 75-150 GUESTS)

Full Venue Access	10am – 11pm on Event Days* 10am – 8pm on Package Days before Event (e.g. rehearsal party) 9am – 1pm on Package Days after Event (e.g. breakfast or cleanup)
	* 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.
Chairs	White Resin Chairs for Outside, Gold Chiavari for Inside
Setup & Cleanup	Event Day Only (Sky Ridge Ranch items only)
Firewood	For Outside Fire Pit – Event Day Only

DELUXE ADD-ONS

Linens & Napkins	Assorted Colors Available	\$35 per table (8 guests per table)
Plates, Flatware, Goblets	Complete Dinner & Dessert Setup per Guest	

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

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). This is a Sky Ridge Ranch policy, not state law.	Initial
3. All children must be supervised at all times. 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. The water feature is not a playground and guests must stay off.	Initial
4. \$2500 non-refundable down payment and the remainder due 30 days prior to your event.	Initial
5. \$400 refundable deposit for damages and/or excessive cleaning and a credit card held on file.	Initial

This contract is for the rental of Sky Ridge Ranch 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 damages/cleanup/security deposit of **\$400** due upon booking, which will be returned to the Renter upon settlement, minus any charges for actual damages or excessive cleanup done to the venue by Renter and his/her associates.

- 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) Traci Johnson (406.270.5237) or Brandon Johnson (406.239.2273) will be your contact persons and will have the option to shut down the noise or any other unacceptable behavior.
- 20) 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.

Renter's Printed Name

Date

Renter's Signature

Date

Renter's Address

Renter's City

State

Zip Code

Owner's Signature

Date

Client Information Sheet

Name: _____

(Please Print)

Address: _____

Phone Number: _____

Email: _____

Date of Event: _____

Event Type: _____

Ceremony Time: _____

Caterer: _____

Bar Service: _____

DJ or Band: _____

Estimated Guest Count: _____