

**Flora Corner Farm, LLC**  
**CONTRACT DOCUMENT AND PAYMENT GUIDELINES**

This agreement is made effective as of \_\_\_\_\_ between **Flora Corner Farm, LLC** and \_\_\_\_\_  
\_\_\_\_\_  
(Name of client) (Representative for client, i.e. parents)

The client named above desires to hold a special event/wedding/reception on \_\_\_\_\_  
(date) at Flora Corner Farm, LLC.

Therefore, the parties agree to the following terms as follows:

The client or representative for the client agrees to pay the Venue Rental Fee of \$ \_\_\_\_\_  
based on the selection of the following package: \_\_\_\_\_, plus sales tax  
of \$ \_\_\_\_\_, as required by the state of Maryland. An additional fee for the wedding ceremony  
of (if getting married at Flora Corner, LLC) \$ \_\_\_\_\_ will be paid to Heather Zeolla.

Additional fees for the items from the a la carte list and additional hours will be listed separately.

The client agrees to pay a non-refundable deposit of 50% of the Venue Rental Fee for this event  
at the time of contract signature. This deposit, payable to **Flora Corner Farm, LLC**, serves to  
reserve the venue for the specified date of the event, wedding, or reception. The balance of the  
Venue Rental Fee will be due 90 days prior to the date of the event, wedding, or reception. The  
balance due will be \$ \_\_\_\_\_ on \_\_\_\_\_.

Initial \_\_\_\_\_

The client further agrees to pay a refundable damage/cleaning and security deposit of \$500.00, to  
be refunded to the client two weeks after the event has been held, once the property has been  
inspected for any damages or problems resulting from the event, wedding, or reception.

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**EVENT INSURANCE**

Client shall obtain general liability insurance covering the day of the event in the minimum amount of one million dollars in a form and amount satisfactory to **Flora Corner Farm, LLC**. A certificate of insurance and a policy endorsement shall be provided to **Flora Corner Farm, LLC** at least three business days before the day of the event.

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**DATE CHANGES**

In the event the client is forced to change the date of the event, every effort will be made by **Flora Corner Farm, LLC** to transfer reservations to a new date. The client agrees that, in the event of a date change, any expenses including but not limited to deposit and fees are non-refundable and non-transferable. The client further understands that last minute changes can impact the quality of the event and that **Flora Corner Farm, LLC** is not responsible for these compromises in quality.

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**CANCELLATIONS**

In the event of a cancellation of an event, wedding, or reception, all payments made to date are **non-refundable**.

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**ACCOMODATIONS**

Smoking Limitations

- A **NO SMOKING** policy is in effect throughout the barn and house.
- Smoking is permitted only in the designated area by the fence and ash cans are provided
- The use of vaporizers is also not permitted throughout the barn and house. They must also use the designated smoking area.
- A deductions of \$50.00 from the security deposit will be made for the cleanup of remaining cigarette/cigar butts

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### “The Yellow Barn”

- The barn seats 125 comfortably using round tables and padded chairs
- Twinkle lights fill the ceiling along with chandeliers.
- The groom’s retreat located upstairs in the barn, is an area that the men may use to get ready for the ceremony if it is held at Flora Corner Farm. Mirrors and a refrigerator are available for their convenience.
- The dressing area is permitted for the wedding party only. The door will be locked throughout the reception. All personal items and trash must be removed after the reception to avoid additional charges for clean- up.

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### The Farm House

- A wedding day can be a bit of a whirlwind, but you couldn’t ask for anything better than to have a secluded place large enough for the bride and her ladies-in-waiting to unwind together while getting dressed and pampered before the ceremony
- A private bathroom, lounging area, and plenty of mirrors are provided and a refrigerator is available for use
- Access to the main house is **not permitted**.
- The dressing room is permitted for the wedding party only. The door will be locked during the reception. The bridal party must collect any items that will be needed during the reception. **No one will be allowed into the bridal suite until the end of the reception.**

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### The Grounds

- Outdoor seating is provided throughout the grounds
- A large, spacious lawn area is available for lawn games
- Guests can stroll around the designated areas on the grounds or sit under the pergola and sip their favorite beverage
- Tents may be placed on the lawn, if desired (not provided by **Flora Corner Farm, LLC**)

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## **DECORATIONS**

Clients may decorate the venue on the day before the wedding at a time agreed upon by Flora Corner Farm and the Clients. Any items that need to be hung on the wall must be done by the Flora Corner Farm employees. All decorations and personal items must be removed from the venue at the conclusion of the event. A \$150.00 fee will be charged each day after the event. Open flamed candles are not permitted with the exception of the unity candle that would be used during the wedding ceremony. Unity candles must have a protective holder underneath and must be extinguished at the end of the ceremony. Flower petals, birdseed, or lavender seed are permitted. Any flower petals must be raked up. No fireworks or confetti are allowed inside the building or on the grounds. Sparklers are permitted if handed out and lit by a Flora Corner employee. Flora Corner Farm is not liable for any damages that may occur.

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## **COMMUNICATIONS**

All invitations, announcements, or other communications must refer to the venue as “**Flora Corner Farm**”.

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## **HOURS OF USE**

Rental hours must be confirmed with the event coordinator and indicated on the rental contract. All guests must vacate the grounds at the conclusion of the event. All vehicles must be removed from the site at this time, unless permission is granted ahead of time by Flora Corner Farm, LLC.

Reception Only (5.5 Hours):

- Four and one-half (4.5) hours for the reception
- One (1) hour for cleanup.

Wedding and Reception (8 Hours):

- Two (2) hours for preparing/dressing,
- One-half (1/2) hour for ceremony,
- Four and one-half (4.5) hours for the reception, and
- One (1) hour for cleanup.

All activities must end by 11:00pm. The latest your event can start in order to use all of the hours is 6:00pm.

Permission must be granted to leave a vehicle overnight and Flora Corner Farm is not liable for any damages that may occur to the vehicle if left overnight.

All catering and vendor equipment/supplies must be delivered and picked up on the day of the event during the contracted rental hours. The caterer must leave the premises in the same condition as originally found. Caterers are responsible for providing their own linens, trash bags, cooking and serving utensils.

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### **SET UP INFORMATION**

All tables and chairs are provided by **Flora Corner Farm, LLC** and are set up according to a seating plan layout agreed upon no later than ten days prior to the event date. **Flora Corner Farm, LLC** provides the following:

- Deluxe white padded chairs available for the ceremony and reception
- Five and a half foot round tables and rectangular banquet tables with seating for 125 guests
- All décor items that are rented from the A La Carte menu or a part of purchased package.
- Set-up and take-down of the above items

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### **VENDORS**

Clients are welcomed to use any vendors of their choosing. Clients must furnish the Wedding Coordinator with a list of all vendors and their contact information no later than 90 days prior to the event.

All vendors must coordinate arrangements for delivery and staging of materials and equipment with the Wedding Coordinator in advance and are required to check in with Flora Corner Farm staff upon arrival for delivery or set up.

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### CATERING SERVICES

Clients are welcome to use any full service caterer of their choosing. If not, then they must complete the vendor guideline sheet to insure distribution of duties. Clients must provide **Flora Corner Farm, LLC** with a list of all their event vendors and their contact information no later than ninety days prior to the event. All caterers are required to provide a current business license, Certificate of Insurance (minimum of \$1 million coverage including Workman's Compensation, Bodily Injury, Property Damage, and Food and Products Liability), and a signed caterer's agreement. Caterers who have not previously worked at **Flora Corner Farm, LLC** are required to schedule a site visit prior to the event in order to familiarize themselves with the site and appropriate procedures.

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### LIQUOR SERVICES

Clients must adhere to all state and local laws governing alcohol use. Clients assume liability for alcohol service and consumption. Clients are responsible for providing all of the alcohol for the event, either purchasing it themselves or having their caterer/bartender provide it. **Open bars where guests serve themselves is not allowed.** Shots and shooters are not permitted during your event. There must be a TIPS/TAMS licensed bartender present behind the bar to serve and oversee alcohol consumption at all times. A licensed bartender with an established LLC is preferred. Alcohol may be consumed on the grounds, with the exception of the parking lot or in vehicles. There is no alcohol service to minors. At any time, if the bartender or venue owner deems alcohol consumption to be excessive, the staff has the right to close down all alcohol service and/or evict any inebriated guest from the premises. Alcohol service must conclude a half hour before the end of the event. **Flora Corner Farm, LLC** assumes no liability for alcohol service or consumption. Guests bringing their own liquor is prohibited and will be confiscated. Clients are advised to check with their insurance agent to ensure they have adequate coverage for the event.

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**MUSIC ENTERTAINMENT**

DJs, live bands, and dancing are allowed both indoors and outdoors. Amplified music must be maintained at a reasonable volume. Flora Corner Farm, LLC staff are authorized to lower sound provided by Band or DJ if deemed too loud.

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**CLEAN-UP INFORMATION**

Arrangements for trash removal are the responsibility of the client. All trash must be bagged and removed from the property at the end of the event. A \$200.00 fee will be assessed and deducted from the security deposit for the clean up of any trash left on site after a private event. Most caterers and bartenders take the responsibility of removing their own trash. Clients should check with their particular vendors to see what their policies are. **Flora Corner Farm, LLC** must be made aware of these arrangements no later than a week prior to your event.

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**PARKING GUIDELINES**

**Flora Corner Farm, LLC** is a privately-owned property and residence. Parking attendants are provided. For that reason, your cooperation with the following is requested:

- Parking is permitted only in the defined parking area
- **Parking in front of the barn is limited to drop-off and pick-up only**
- There will be no parking on the grass along the driveway unless specifically instructed to do so by the staff of **Flora Corner Farm, LLC**

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**BUILDING SECURITY –LOCKUP PROCEDURES**

A staff member will be on the property at all times during the event. For the security of the wedding party, access to the groom’s retreat and to the bridal suite will not be permitted until after the reception ends.

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**IMPOSSIBILITY OF PERFORMANCE**

**Flora Corner Farm, LLC** shall be released of its obligation to perform under this agreement in the event of an Act of God, war, terrorist act, riots, disaster, government regulations, or other events, including flooding, fire or other casualty, or other cause beyond reasonable control of **Flora Corner Farm, LLC**. Should an Act of God occur on the day of your event, **Flora Corner Farm, LLC** is not responsible or liable for any injuries sustained to persons or personal property.

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**JURISDICTION**

This agreement shall be deemed to have been entered into St. Mary’s County, Maryland and construed in accordance with the laws of the State of Maryland. The parties agree that any controversy or claim arising out of or relating to this agreement shall be settled by arbitration with St. Mary’s County as the venue.

Initial \_\_\_\_\_

The client understands that they and their guests will abide by these requirements while on the property of **Flora Corner Farm, LLC**. The client understands, that by signing this agreement, they are bound to the terms set forth above and acknowledge that they understand each portion that they initialed.

**Signatures:**

Party providing services: \_\_\_\_\_, member  
Flora Corner Farm, LLC                  Date \_\_\_\_\_

Party receiving services: wedding couple, client(s), or agent of the couple who is financially responsible for all of the above

\_\_\_\_\_ (Bride)    \_\_\_\_\_ (Date)

\_\_\_\_\_ (Groom)    \_\_\_\_\_ (Date)

\_\_\_\_\_ (Agent for couple)    \_\_\_\_\_ (Date)



**REMINDER OF CONTRACT RENTAL SPECIFICS:**

- Package selected BASIC/PREMIER Total package fee (including taxes): \$5,830 / \$6,890
- Non-refundable Deposit \$2,500
- Remaining balance of package fee: \$3,330/ \$4,390 (Written to Flora Corner Farm 90 days prior to event)
- A La Carte fees will be invoiced after the 90 day appointment (Written to Flora Corner Farm upon receipt of invoice)
- Ceremony/Coordinator Fee: \$1,000 (Written to Heather Zeolla 90 days prior to event)
- Damage Deposit: \$500 (Written to Flora Corner Farm 90 days prior to event)

Within 90 days of your event, our Wedding Coordinator will assist you in determining all of the layout and set-up details of your event. Included in your basic rental fee is the set-up and break down of white ceremony chairs and the number of required round or banquet tables with selected linens for your guests, up to 125. Any additional rental items must be planned with **Flora Corner Farm, LLC** in advance and additional rental fees paid no later than 90 days prior to the event date.

Signed contracts and payment of fees (checks payable to **Flora Corner Farm, LLC**) are to be sent to:

**Flora Corner Farm, LLC**

Attn. Diane Burroughs, member

28385 Flora Corner Road

Mechanicsville, MD 20659