

---

# *The Barn*

## *By Two Brothers*

### **Rental Contract Agreement**

Wedding Rental

3720 South 87th Street  
Fort Smith, Arkansas 72903  
Office: 479.434.6737  
Cell: 479.926.6083

---



## THE BARN BY TWO BROTHERS

### RATES

All wedding packages include a variety of items such as 60" round tables, 48" round tables, 6' long tables, chairs, various decor, music system, a catering station, and a bridal suite.

Engagement and bridal sessions on property are included with all wedding packages (excluding micro weddings). Included with all packages is an on-site wedding coordinator (available during event hours) at no cost.

### 2-DAY WEDDING PACKAGES

**\$2,000 - 2-Day Weekday Rate (Monday - Thursday)**

The weekday (Monday through Thursday) rate for rental of The Barn by Two Brothers is \$2,000.00.

Rental must be two consecutive days on Monday, Tuesday, Wednesday, or Thursday.

Lessee will have access to property on first day of rental for the hours of 12PM to 8PM (CDT).

The second day of rental will be for the hours of 10AM to Midnight (CDT).

A \$800.00 non-refundable deposit is due at the time the date is reserved. *Deposit deducts from final amount due.*

**\$2,800 - 2-Day Weekend Rate (Friday & Saturday OR Saturday & Sunday)**

The weekend (Friday & Saturday OR Saturday & Sunday) rate for rental of The Barn by Two Brothers is \$2,800.00.

Lessee will have access to property on first day of rental for the hours of 12PM to 8PM (CDT).

The second day of rental will be for the hours of 10AM to Midnight (CDT).

A \$800.00 non-refundable deposit is due at the time the date is reserved. *Deposit deducts from final amount due.*

---

INITIALS: \_\_\_\_\_



## THE BARN BY TWO BROTHERS

### 1-DAY WEDDING PACKAGES

**\$1,800 - 1 Day Rate (Single Weekday or Weekend Day, 10AM to Midnight)**

The 1 day wedding package rate for rental of The Barn by Two Brothers is \$1800.00.

Lessee will have access to property for one day for the hours of 10AM to Midnight (CDT).

A \$800.00 non-refundable deposit is due at the time the date is reserved. *Deposit deducts from final amount due.*

**\$600 - Micro Wedding Package (Single Day, 3-Hour Rental)**

The micro wedding package rate for rental of The Barn by Two Brothers is \$600.00.

If you are ok with having a handful of guests to witness your "I do's" then a micro wedding may be the perfect option for you! A micro wedding is an extra small wedding! It takes the big wedding concept and shrinks it down to a miniature event of 25 guests or less (including bride & groom). The perfect combination of traditional elements of a large wedding and the affordability and intimacy of an elopement.

Lessee will have access to property for one day for 3 consecutive hours.

*Availability may be limited to off-peak wedding season dates and restricted from advance reservation.*

Guest count for wedding is limited to 25 guests or less.

Includes decorations, tables, chairs and music system that larger wedding rental packages include.

Everything will be set up for you prior to your arrival.

Micro wedding package includes bridal bouquet and groom boutonniere valued at \$100.00.

A \$100.00 non-refundable deposit is due at the time the date is reserved. *Deposit deducts from final amount due.*

---

INITIALS: \_\_\_\_\_



## THE BARN BY TWO BROTHERS

### PAYMENT

Total event balance must be paid in full 60 days prior to the event. Final payment is non-refundable.

A 50% refund of the deposit will be returned if the event is cancelled 12 months prior to the held date. If the event is cancelled after the 12-month period there will be no refund of the deposit.

Payments should be made to The Barn by Two Brothers. Cash/check are the only accepted methods of payment.  
\*All cancellations by the renter must be in writing and confirmed by a representative of The Barn by Two Brothers.

### A LA CARTE ITEMS

Contact a representative of The Barn by Two Brothers to request selected à la carte items.

à la carte
<b>Motorized Cart</b> - \$100
<b>Parking Attendant</b> - \$100 ( <i>Recommended When Attendance is Over 75 Guests</i> )
<b>Additional Event Staff</b> - \$100
<b>Tent</b> - 20' X 20': \$250
<b>Bartender</b> - Included Complimentary and Required When Alcohol is Served
<b>On-Site Wedding Coordinator</b> - Included In All Wedding Packages ( <i>Available During Event Hours</i> )

INITIALS: \_\_\_\_\_



## THE BARN BY TWO BROTHERS

### TERMS & CONDITIONS

- Event insurance is highly recommended.
- All events are to end before midnight (music, bar, clean-up, etc.).
- In the event the contract time is exceeded, an hourly rate of \$150.00 applies.
- Maximum occupancy inside The Barn by Two Brothers is 98. The east side pasture creates limitless possibilities for larger events.
- The loft (third floor) is not included with rental.
- The Barn by Two Brothers is exclusively a non-smoking facility. Smoking is only allowed in designated area.
- Only mechanical candles are allowed for use at The Barn by Two Brothers.
- The use of a tent on the property must be through The Barn by Two Brother's selected vendor.
- The Barn by Two Brothers Representative must approve items being used in the Bride & Groom send-off.
- The grounds surrounding The Barn by Two Brothers are not to be altered without permission; this includes the stage and dance floor.
- Self Service bars will not be allowed.
- The Barn by Two Brothers' staff are permitted to accept tips. Gratuity collected by staff is not paid to lessee.
- We reserve the right to escort any persons of bad conduct off of the premises.
- The Barn by Two Brothers is hereby released from any liability for any physical injuries or property damaged while sustained by or to the renters and/or guests. The renters agree indemnity and hold harmless The Barn by Two Brothers for any physical injury or property damage.
- The Barn by Two Brothers is not responsible and therefore cannot be held accountable for changes made due to Mother Nature and/or Natural Disasters.
- Renters are responsible for any damage and/or theft of furniture, equipment, or other items.
- Renters are responsible for any/all damages caused by vendors; this includes any violations of the contract caused by vendors.
- Event cleaning time is to be included in the contracted time.
- Lessee is responsible for removing personal items and decoration brought for the event by end of rental.
- In the event of excessive clean up, rental party is responsible for additional hourly rate (\$150.00) of time utilized to clean the The Barn by Two Brothers property. ("Excessive" will be determined by a representative of The Barn by Two Brothers and is defined as anything requiring more than basic cleaning).
- Multimedia (photos, videos, etc.) collected by The Barn by Two Brothers may be used in any publicity releases, advertising, online outlets, or any other publications.
- The terms and conditions are subject to change and the Lessee will be notified in writing of these changes. The rates and deposit are not subject to change.

---

INITIALS: \_\_\_\_\_



## THE BARN BY TWO BROTHERS

**Names of Bride/Groom:** \_\_\_\_\_

**Wedding Package Selected:** 2 DAY WEEKEND 2 DAY WEEKDAY 1 DAY MICRO

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

**The renter agrees to the terms and conditions listed below as set forth in this contract. The contract must be signed and returned with the non-refundable deposit.**

Acknowledged, Agreed, and Authorized by Primary Contact/Renter: \_\_\_\_\_ Date: \_\_\_\_\_

Acknowledged and Agreed by The Barn by Two Brothers: \_\_\_\_\_ Date: \_\_\_\_\_

---