



Where The Eagle River
Meets The Colorado

tel 970 460 1093
fax 970 460 1093

PO Box 5060
Avon, CO 81620
management@tworiversvillage.com

Two Rivers Village Community Center Lease Agreement

LESSEE NAME _____
PHYSICAL ADDRESS _____
MAILING ADDRESS _____
PHONE _____ CELL _____
RENTAL DATE _____ RENTAL START TIME _____

FUNCTION DESCRIPTION _____
SIZE OF GROUP _____ (MAXIMUM # OF PEOPLE: 104)

REQUIRED:	OPTIONAL:
Rent for Community Members \$150.00	Rent Grill \$25.00 – (yes or no)
Rent for Non-Community Members \$250.00	Rent Gas \$20.00 – (yes or no)
Damage Deposit \$200.00	

Please make checks payable to Two Rivers HOA**

THIS AGREEMENT is between Two Rivers Metropolitan District and the above named Lessee.

TERM: This agreement shall begin on the rental date & time shown above and shall end on the same date. **NO ALCOHOL OR SMOKING PERMITTED.** Rental must end by 11 pm. Clean up must be completed by 11 pm. Failure to comply with the terms of this agreement will result in the forfeiture of the damage deposit.

DAMAGE DEPOSIT: The Damage Deposit shall be paid by the Lessee in the amount shown above. The deposit without interest, will be returned to the Lessee upon completion of the event and inspection of the facility. If damage has occurred, the deposit, less costs of repairs and/or cleanup will be returned. If these costs are greater than the deposit the Lessee will be billed for the balance.

LESSEE RESPONSIBILITIES: Lessee has inspected the facility and is familiar with the present condition thereof and agrees to accept the facility in such condition at the commencement of the lease term unless noted above. Lessee will be responsible for the conduct and control of participants, and shall provide for appropriate policing of the premises to maintain public peace and order and trash control. Should management of Two Rivers Village need to respond to the community center due to blown circuit breakers from Lessee overloading circuits with extra appliances, microwaves or any other electronic devices, there shall be a \$75.00 fee. This fee shall be deducted from Damage Deposit.

RELEASE OF TWO RIVERS VILLAGE METROPOLITAN DISTRICT LIABILITY: Any and all personal property stored in or on the leased premises by the Lessee shall be at the Lessee's sole risk. Two Rivers Metropolitan District shall have no liability for loss or damage to any property or person of a Lessee, or otherwise, arising from any cause whatsoever, including, but not limited to, theft, fire, water damage, mysterious disappearance, rodents, vermin, or natural disaster, and regardless of whether such loss or damage is caused by the negligence of a third party. It is further agreed that the duty to insure is solely upon the Lessee. Two Rivers Metropolitan District may require liability insurance with Two Rivers Metropolitan District named as an "additional insured".

Any breach of the terms of this lease will result in the immediate forfeiture of the Damage Deposit, and in certain circumstances, may result in legal action.

Your use of the facility will only be confirmed upon receipt of the fee, damage deposit and signed agreement.

Signature of Lessee _____ Date _____

If you opt to return this form electronically, then by typing your name here, you are signing this application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this application.

By Two Rivers Metropolitan District _____ Administrator

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** Two Rivers HOA as Agent for Two Rivers Metropolitan District