

HARTING FARM CLUBHOUSE LEASE AGREEMENT

Rental Deposit: \$100 – due in advance of rental date and is subject to additional charges

Clubhouse Rate: \$75 (Community Member); \$200 (Non-Member)

*Please write a separate check for Deposit and Rental made out to HFA. Deliver the executed agreement along with the checks per Clubhouse Coordinators instruction. This will ensure the date you want is secured.

Rental Date: _____ **Time:** _____

Tenant's Name:

Tenant's Address

Email: _____

Home Phone: _____

Cell Phone: _____

Is Tenant a Harting Farm Resident? (please circle): Yes | No

If no, HF Sponsor's

Name: _____

Address: _____

Home Phone: _____ **Cell Phone:** _____

Harting Farm Home Owners Association (HFA) does hereby lease to tenant(s), whose name appears above, the Community Clubhouse from HFA for the above period, pursuant to the following terms and conditions:

1) This lease must be signed by tenant(s) and returned to the HFA with a check or money order for full rental and deposit amounts in the form of two separate payments prior to obtaining a key to the Clubhouse. Person signing the lease must pick up the key from the HFA representative or HFA reserves the right to refuse occupancy. ***The key must be returned to the HFA representative within 24 hrs after the scheduled event according to the coordinators instruction.***

All checks must be made payable to HFA. No cash will be accepted.

2) Tenant(s) agree to use the Clubhouse only for lawful purposes and further agree to abide by any and all governing laws, statutes, rules and regulations, including fire regulations and county noise ordinances set forth by the AA Co. Police Dept.

Tenant(s) shall not allow guests to park on any unpaved property surrounding the Clubhouse.

3) Tenant covenants and promises to surrender the property in as good or the same condition as the commencement of tenant's usage. Tenant is financially responsible for any damage to the property made by himself, his family, his guests, and any other users, invited or uninvited, which occurs to property during tenant's usage. **All trash must be removed from the premises (Clubhouse) immediately after the event as there is no trash pick-up!**

4) Tenant shall not be entitled to any refund for inoperative appliances or air conditioner, heating system, etc. HFA, however, must be notified of any malfunctioning equipment as soon as possible.

5) After rental, clean-up is to include **thorough cleaning** of bathrooms and kitchen, vacuuming, and both thermostats should be left on appropriate setting for time of year. Fans should be set on "auto" – heat at 50 degrees in winter and air conditioner should be turned off in the summer. Outside light should be left alone as they are on timers. **No food / drink should be left in the refrigerator or freezer!**

6) After determining the Clubhouse has been cleaned and left in the same condition as before rental, deposit check will be destroyed by the HFA representative unless otherwise instructed before rental.

7) Tenant agrees to indemnify and hold harmless HFA, its Board of Directors, officers, agents and all other parties operating at HFA's direction, against any and all claims, suits, actions, demands, liabilities, etc., resulting from tenant's use of the Clubhouse, or related in any manner thereto.

8) HFA is not responsible for theft or articles left in the Clubhouse.

9) The parties hereto agree that any action brought by either party arising out of this agreement, or to enforce this agreement shall be brought in Anne Arundel, Maryland. The parties hereto each specifically waive any venue, except as set forth above.

10) Rental of the Clubhouse is limited to current owners or tenants of properties within the Harting Farm subdivision whose HOA dues are paid in full through the current period. If you do not meet these criteria you may ask someone that does to sponsor your rental.

The address to the Harting Farm Clubhouse is 1011 Harting Farm Dr. Arnold, MD 21012

This is a legally binding contract. If not completely understood, tenant should seek competent advice.

Harting Farm Home Owners Association

I have read and understand the terms and conditions listed above.

Tenant Signature / Date

Sponsor Signature / Date (if applicable)

For HF Coordinator Use: Deposit Check #: _____ Payment Check #: _____