

CLUBHOUSE LEASING AGREEMENT
PRINCE WILLIAM COUNTY CENTER OWNERS ASSOCIATION

This Lease Agreement is hereby entered on (date) _____
between Prince William County Center Owners Association (PWCCOA) and
Resident/Print Name: _____
Phone (W): _____ Phone (H): _____
Email: _____ Phone (Cell): _____
Property Address: _____
DATE OF RENTAL: _____ **TIME:** _____ **TO:** _____

LEASING CONDITIONS

CLOSING HOURS: The Clubhouse must be cleaned and vacated immediately following the event **(Key and Forms returned to secure box at clubhouse doors)**. Hours for rental are Friday 5:00 pm to Midnight; Saturday 10:00 am to Midnight; and Sunday, 10:00 am to 11:00 pm. No re-entry is permitted as the electronic door lock will be set to automatically arm at the specified time.

OCCUPANCY/USE – MAXIMUM CAPACITY of the Clubhouse is 75 persons (Prince William County Code). **No use of the pool, weight room/fitness area or grounds is permitted during rental. Should any party exceed maximum capacity the renting party may be subject to additional charges and/or revocation of community use privileges.**

REQUIREMENTS AND RESTRICTIONS:

1. The Lessee is responsible to leave the Clubhouse and grounds in the same condition as they were prior to use by the Lessee.
2. The Lessee is entitled to inspect the Clubhouse and grounds prior to use. The condition of the Clubhouse will be inspected the following day/business day by a PWCCOA representative.
3. Cleanup must include, but is not limited to, removal of all rental and catering equipment, wiping down all kitchen counters and tables used, clearing all trash and returning furniture to the original position.
4. All trash must be removed from the premises and discarded in the provided trashcans outside. If the trashcans are full, the trash must be discarded at the Lessee's residence.
5. **Windows and Doors may NOT be propped open** and must remain closed for the duration of the event.
6. **Confetti or streamers of any kind must be cleaned up by the Lessee, no exception!**
7. **THIS IS A SMOKE FREE CLUBHOUSE.** Any evidence of smoking in the facility will result in forfeiture of the entire deposit.

LESSEE RESPONSIBILITIES:

1. The Lessee must remain on site at all times and will be held responsible for the conduct of his/her guests.
2. Any use of the Clubhouse must be strictly in accordance with all applicable PWCCOA Rules and Regulations, as well as all laws and ordinances of Prince William County and the Commonwealth of Virginia.
3. Any sale or resale of alcohol is strictly prohibited.
4. Any disturbance resulting in a legitimate complaint will be cause for the immediate termination of the Lessee's use of the Clubhouse. Future use of the Clubhouse by the Lessee, if granted, will be subject to any special provisions deemed necessary by the Board of Directors/Management.

5. The Lessee agrees to hold harmless PWCCOA and its Management from any and all liabilities and actions by the Lessee and his/her guests resulting from the use of the Clubhouse and its facilities. The PWCCOA and Management will not be held responsible for any loss or damage to any personal property of any kind.
6. **THE CLUBHOUSE MUST BE RE-SECURED AFTER USE.** If the facility is found to be un-secured after any reservation this will result in forfeiture of the entire deposit.

FINANCIAL CONSIDERATIONS:

1. The **rental fee is \$275.** This Leasing Agreement will not be considered effective, nor the rental date be reserved, until receipt of the rental fee. This fee covers the rental space along and contracted cleaning after each use. A **\$275 SECURITY DEPOSIT** is required. Payments acceptable via **check, cashier's check or money order.** The security deposit check will be held and not cashed. The deposit is fully refundable, after use of the Clubhouse, **ONLY if the Lessee has met all leasing conditions and has no violations during rental period.** The deposit may be applied against any damages, discrepancies, or violations. In the event the Lessee leaves the facility in a condition that requires more than a standard re-inspection, the Lessee will be liable for the hourly charge(s) for the additional time expended by PWCCOA staff and/or janitorial contractor in connection with redemption efforts concerning the facility. This may include, but is not limited to, contractor coordination, subsequent inspections, accounting procedure, cleaning, etc. If the PWCCOA incurs damages which exceed the amount of the security deposit, it reserves the right to assess that amount against the lot of the Lessee in accordance with the provisions of the Declaration of PWCCOA, including but not limited to, Section 12.2. Any such assessment may include reasonable attorneys' fees, administrative costs, and any other charges that the Board of Directors of PWCCOA deems reasonable.

SECURITY SURVEILLANCE:

The facility is monitored by security cameras both inside the clubhouse, pool deck, and the parking lot.

My signature below certifies that I have read and agree to abide by all rules of this Leasing Agreement and will abide by all stated requirements. I understand that any discrepancies, damage, or violation of these requirements by myself for any of my guests may result in the loss of my deposit, immediate termination of my privileges under this Leasing Agreement, suspension of my future use privileges, and, if appropriate, collection action.

Signature of Lessee: _____

Signature of PWCCOA Representative: _____

Date Rental Fee Paid: _____ Date Deposit Paid: _____

Date Key/Key Card Issued: _____ Date Key/KeyCard Returned: _____

Date Deposit Returned: _____ Amount of Deposit Returned: _____

NOTE: THE RENTAL FEE OF \$275 IS NOT REFUNDABLE UNLESS THE LESSEE CANCELS THE EVENT AT LEAST TEN (10) DAYS PRIOR TO THE SCHEDULED DATE OF THE EVENT.