

**Smokey Row Family Swim Club, Inc.
Rental Agreement and Checklist**

RENTAL TYPE: Clubhouse Only ____ Pool Only ____ Clubhouse & Pool ____

RENTAL PRICE: \$ _____

NAME OF RENTER _____

ADDRESS _____

PHONE NUMBER _____

RENTAL DATE _____

WALK-THROUGH DATE BEFORE RENTAL _____

WALK-THROUGH DATE AFTER RENTAL _____

DESCRIPTION	DAMAGE BEFORE		REMARKS	DAMAGE AFTER	
	YES	NO		YES	NO
WALLS:					
Main Area Lobby					
Upstairs					
Kitchen					
Boys Restroom					
Girls Restroom					
Hallway					
Concessions Closet					
FURNISHINGS:					
Bistro Tables					
Wicker Chairs					
Folding Chairs					
Molded Chairs (12)					
Banquet Tables					
FIXTURES:					
Mantle					
Fireplace Screen					
Pizza Oven/Stand					
Refrigerator					
Kitchen Cabinets					
Kitchen Counters					
Kitchen Sink					
Doors-Inside and Outside					
Light Fixtures					
Restroom Dividers- Boys					
Restroom Dividers-Girls					
Toilets/Urinals					
Carpeting Upstairs					
Carpeting in Main Room					
FLOORING:					
Tile in Main Room					

Tile in Hallway					
Tile in Kitchen					
Restroom Flooring-Boys					
Restroom Flooring-Girls					
Carpeting-Upstairs					
Carpeting-Main Room					
ACCESSORIES					
Lamps in Main Room					
Lamps Upstairs					
Silk Ficus Tree					
Signs (on interior doors)					
All Exterior Signs					
All Kitchen Gadgets					
Tablecloths					
Microwave					
Cushions on Hearth (6)					
WINDOWS & MIRRORS					
Sliding Glass Doors (2)					
Windows Upstairs					
Hallway Windows					
Mirror in Boys Restroom					
Mirror in Girls Restroom					

1. Flooring and Cleanup Rules and Regulations.

All flooring must be swept and any spills or marks mopped up. Broom and dustpan are located in hallway and pump room. Mop and mop bucket are also located in pump room. Lifeguards and pool manager can provide access if rooms are locked.

2. Trash Removal.

All trash must be emptied in kitchen and in lobby/main area. Trash is to be taken out to the dumpster located on east side of the parking lot near the tennis courts. All trash containers must be relined. Trash bags are located in the storage hallway and pump room. All carpet must be vacuumed and free of dirt or spills.

3. Walls.

All walls must be cleaned of any spills or marks.

4. Appliances.

All appliances, including, but not limited to oven, microwave, and refrigerators must be emptied of all of personal food or drinks of renter and cleaned of any spills of food or drinks of the renter.

5. Tape, Staples and Tacks.

No tape, staples or thumbtacks are to be used on woodwork, walls or doors. Decorations are limited to those decorations that can be used with party tack or that can sit on a table or on the mantle.

6. Tablecloths.

Tablecloths must be used on all tables to prevent marring, scratching and spills.

7. Upstairs Use.

Absolutely no one is allowed upstairs at any time! it is the responsibility of the renter to make sure no one wanders upstairs for any reason!!

8. Pool Deck.

Absolutely no one is allowed to be out on the pool deck or in the pool unless the pool has been specifically rented by the renter and the renter has hired 2 lifeguards to guard the party through management at Smokey Row Family Swim Club.

9. Furniture and Tables.

All furniture and tables need to be returned to the position in which they were found.

10. Noise.

No bands or playing of musical instruments is allowed outside of the Premises. Disc jockeys or the use of boom boxes, speakers, and other stereo equipment is allowed inside the clubhouse provided that noise levels shall not be annoying or disturbing to residents adjacent to or near the Premises. No music shall be played after 11:00 p.m. All parties must be concluded by 12 midnight and cleanup shall be completed promptly.

11. Alcohol; Glass Bottles. Tenant shall monitor all consumption of alcohol and shall employ a security officer to control all persons entering or leaving the Premises. Any serving of alcohol shall be in compliance with all state and local laws. No consumption of alcohol by minors is permitted. No glass bottles shall be allowed on the Premises.

12. Pets. No dogs, cats, birds or animals of any kind shall be taken into or kept on or about the Premises.

13. Electric Appliances. No stereo, light, lamp or other appliance shall be attached to or connected to the outlets or electrical system of the Premises which may cause the blowing of fuses or otherwise overload any circuit. Tenant shall notify pool management of all electrical appliances which Tenants desires to use.

14. Damages.

ANY TENANT WHO FAILS TO TAKE OUT THEIR TRASH, CLEAN THE FACILITY PROPERLY, CAUSES DAMAGE TO THE PREMISES AND OR ANY OF THE PROPERTY LOCATED INSIDE OR OUTSIDE THE FACILITY, FAILS TO RETURN THE PREMISES IN THE SAME CONDITION AS WHICH IT WAS RENTED OR FAILS TO ABIDE BY ANY OF THE OTHER RULES AND REGULATIONS, WILL AUTOMATICALLY FORFEIT THEIR SECURITY DEPOSIT. IN ADDITION, TENANT SHALL BE RESPONSIBLE FOR ALL COSTS AND EXPENSES OF THE LANDLORD INCURRED IN RESTORING THE PREMISES TO ITS ORIGINAL CONDITION AND ENFORCING THE TERMS AND CONDITIONS OF THIS LEASE, INCLUDING BUT NOT LIMITED TO ALL CLEANING COSTS, REPAIR COSTS, COURT COSTS AND ATTORNEYS' FEES.

15. Lifeguards.

If clubhouse and pool is rented, renter hereby acknowledges that he/she has arranged for 2 Smokey Row Family Swim Club lifeguards to be present at the time of rental. All instructions of lifeguards shall be followed and the lifeguards or management at Smokey Row Family Swim Club, Inc. have the right to refuse admission or evict any person who does not follow instructions or causes damage to the Premises.

16. Release and Indemnity.

I HEREBY RELEASE AND DISCHARGE SMOKEY ROW FAMILY SWIM CLUB, INC. FROM ANY AND ALL DAMAGES, CLAIMS OR INJURIES ARISING FROM OR CONNECTED WITH THE USE OR RENTAL OF THIS RECREATIONAL FACILITY BY MYSELF, MY FAMILY MEMBERS AND/OR GUESTS.

I HAVE WALKED THROUGH THE CLUBHOUSE AND AGREE WITH THE ABOVE CHECKLIST. I ALSO AGREE TO ABIDE BY ALL THE RULES AND REGULATIONS SET FORTH ABOVE BY SMOKEY ROW FAMILY SWIM CLUB, INC.

Renter's Signature

DATE: _____

Printed Name: _____