



IIMC Clubhouse Rental Agreement

This rental agreement is for the clubhouse space located at: 5401 S Island Drive, Bonney Lake, WA 98391
IIMC is herein referred to as owner, and the tenant is referred to as Renter.

This rental agreement was made on (date) _____, by and between Inlet Island Maintenance Co. (IIMC), a non-profit corporation, and (renter) _____, whose address is: _____, and telephone number: _____, and is a member of the IIMC in good standing.

Renter agrees to rent the clubhouse from 8:00am to 10:00pm on (date) _____, and to pay for such rental, the sum of \$150 cash. This sum shall be paid in advance, upon signing of the agreement and is not refundable, unless Renter or Owners gives notice to the other party of cancellation of the agreement, and such notice is given not less than 30 days before the premises are to be rented. Further conditions of this agreement, all are applicable to the Renter are:

1. Security Deposit of \$150 cash is required in addition to rental fee. If the Renter complies with all of the terms of this agreement, the deposit shall be refunded to Renter in seven (7) days after the rental date. If Renter does not comply with the terms of this agreement, the Owner is authorized to use as much of the Security Deposit as is necessary to pay for services, replacements or repairs, to restore the premises or the personal property in as good, clean and sanitary a condition as it was prior to the rental.
2. Rental hours are from 8:00am to 10:00pm. If rental runs over time slot or the Owner receives noise complaints, the Renter will be notified, and will not be allowed to rent the clubhouse in the future.
3. Key and Key Fob: Renter will receive one (1) key and one (1) key fob after signing agreement with Owner. Renter is responsible for maintaining ownership of both items and will not make copies or loan to anyone else. If key or key fob is lost or not returned by the day after rental, the security deposit will not be refunded.
4. Parking: Vehicle(s) not displaying permit or pass are subject to towing at vehicle owner's expense. Guests of clubhouse are asked to park on south side near fence or up by tennis court. No parking in gravel lot.
 - a. Busy season (May-September): Renter will receive nine (9) parking passes to use for guests of the party and must be displayed on dash of vehicle. Overflow cars must be parked at renter's property.
 - b. Off season (October – April): No limits on parking except location as stated above.
5. Renter shall leave the premises in a good and clean condition, and shall dispose of all waste, rubbish, garbage or trash in the dumpster on the property.
6. Property damage: Renter is financially responsible for repairs needed because of damage to IIMC property, and this obligation shall extend to and include any glass on premises.
7. Renter is not to drive or park on the lawn in the park with any motorized vehicle or bicycles.



8. Renter is responsible for closing all windows and properly locking all shutters. A \$10 fee will be charged for each window or shutter not secured.
9. Renter does not have permission to remove items or make changes to clubhouse property without written permission from the Owner.
10. **Renter and guests must follow all IIMC rules while on the premises.** Renter must also comply with all applicable laws, rules, and regulations of the State of Washington, Pierce County and the City of Bonney Lake.
11. IIMC and its representatives or members are not liable for any personal damages (individual or property) or injuries arising out of or as the result of the use of premises by Renter. To the extent permissible by law, the Renter agrees to indemnify and hold harmless the owner against all liabilities, claims, costs, expenses, damages, and losses. If any action is brought against the Owner (or its representatives and members) the Renter will be responsible to pay, in addition to any damages, reasonable attorney's fees and costs of suit, such fees and costs to be set by the Court.
12. This agreement may not be assigned, nor may any portion of the premises be sub-let.
13. The signature below serves as the renter's agreement to follow all of the conditions listed above.
14. Renter has inspected the premises and finds them satisfactory for the use intended by the Renter, which use is: (occasion) _____.

_____ Owner _____ Date

_____ Renter _____ Date