



Keddie Farms' Social/Corporate Pricing & Agreement

Keddie Farms small gatherings, board meetings, trainings and classes to dinner events, celebrations and parties. From 10 to 100, our beautiful setting adapts to your event and your size group.

Keddie Farms' Social/Corporate pricing is based on the hours of use for your events and the number of people in attendance. A six hour minimum is required.

The hourly rate includes access to The Kitchen at Keddie Farm which includes the indoor chef's kitchen and dining/meeting space, with two ADA accessible bathrooms. The Kitchen comes with its own WiFi, 65" Smart TV, 40" TV on a rolling stand with HDMI hookup, Sound System, and OwlLab Video Conferencing system. Use of the kitchen supplies, like service for 60, plus dishes, pots, and pans included in the price, see agreement below about the use.

There is onsite parking for 60 cars.

Our venue also includes the use of:

100 – Birchwood folding chairs

5 – 72" Round Tables

7 – 60" Round Tables

6 – 48" Round Tables

3 – 30" round Tall Round Bar Tables

2 – 8ft Tables

6 – 6ft Tables

1 – 2 Speaker Sound system, Bluetooth compatible with Microphone

Tablecloth and linens are not included with tables.

Hourly Rate:

For groups under 40 people

Monday - Friday Daytime, 7:00 am to 5:00 pm: \$75/hour*

Monday - Friday Evening, 5:00 pm to 9:00 pm: \$100/hour*

Saturday & Sunday, 7:00 am to 9:00 pm: \$150/hour*

**6-hour minimum, plus \$75 cleaning fee*

For groups between 41 & 80 people

Monday - Friday Daytime, 7:00 am to 5:00 pm: \$100/hour*

Monday - Friday Evening, 5:00 pm to 9:00 pm: \$125/hour*

Saturday & Sunday, 7:00 am to 9:00 pm: \$175/hour*

**6-hour minimum, plus \$150 cleaning fee*

For groups 80+

Monday - Friday Daytime, 7:00 am to 5:00 pm: \$125/hour*

Monday - Friday Evening, 5:00 pm to 9:00 pm: \$150/hour*

Saturday & Sunday, 7:00 am to 9:00 pm: \$200/hour*

**6-hour minimum, plus \$250 cleaning fee*

Time rented must include the time for drop-off, setup and clean up. A 3% process fee will be added for credit card, PayPal or Venmo payments. ***Keddie Farms does offer an Outdoor Wedding Package, see us for more details.***

Expectations, Rules, Regulations, and Agreement

The use of staples, tacks, nails, commando and duct tape must receive prior approval to avoid any temporary or permanent damage

Parking is limited to 60 cars. *Note: This number may be reduced to add a Porta-Potty, or any other form of trailer that is rented for the day. We'll work to limit the number of spaces lost.* All attendees must park in designated areas. There is no street parking.

Keddie Farms is an organic farm. No chemicals or non-organic sprays, powders, or materials can be used in any area which includes all grounds and structures.

All attendees must stay out of the farm operation structures, and fields.

Unless part of the event and pre-discussed with Keddie Farms, all attendees must ask permission to tour/visit The Forest at Keddie Farms.

Renter is obligated to share with their guests and vendors all rules and information and make sure guests know they are coming to a working farm.

Keddie Farms is set at the end of a long gravel road that is surrounded by homes and other farms. Please make sure all vehicles drive **10 mph** to not kick up dust and rocks into neighbors' properties. Please inform your guests to drive slow.

Children at the event will need to be closely monitored. Children are also required to follow these rules.

No animals or pets are allowed on Keddie Farms. This includes animals or pets kept in vehicles. There is no exception to this rule. Those bringing pets and animals on to Keddie Farms will immediately be asked to leave unless prior permission is granted by Keddie Farms.

No fires or open flames allowed on the grounds or in the buildings without prior arrangements. No sprinklers or large water pools allowed on the grounds or in the buildings without prior arrangements.

No firearms or weapons allowed on-premise.

There is **one designated smoking area** at Keddie Farms. Legal tobacco and vape products may be smoked in the designated smoking area and nowhere else including in personal vehicles. The use of marijuana is not allowed on Keddie Farms. Please do not dispose of cigarette butts in the gardens or parking area. All cigarette butts found must be picked up by your cleanup crew before the end of your event. Failure to do so will result in an additional cleanup charge. Guests not following these rules will be required to leave the property.

Attendees need to stay out of the private residence, barn, and the fenced off grounds.

Tents and other large event rentals must be preauthorized and locations predetermined with Keddie Farms before the event.

Keddie Farms is a working farm that sits in agricultural land surrounded by lots of wildlife. The grounds can be holey and unlevel. Guests must be warned to watch their steps on all areas of the grounds and wear appropriate shoes.

Please leave all wildlife, domestic animals, and pets at Keddie Farms alone.

Visitations, Access, Timing

Pre-event visitations, drop-offs, and earlier setups, and later teardowns must all be prearranged, scheduled, and authorized with Keddie Farms. No unscheduled visitations, drop-offs, setups, and post-schedule teardowns are allowed without authorization.

All amplified sound must cease at 9:00 pm. At any time during the event, any noise complaints by neighbors will cease amplified sound immediately.

Setup and clean-up must be within the paid-for and agreed-upon hours. Additional non-authorized hours will be billed at twice the hourly rate.

Caterers, Vendors, and Rentals

You may bring in your own supplies and rented supplies. All pieces brought on to Keddie Farms must be clearly marked as to whom they belong to avoid mixing it with Keddie Farms property.

Vendors must follow all of the same rules of venue use, including driving **10 mph** on the gravel road.

Keddie Farms will not coordinate your vendors during your event.

Caterers are responsible for the setup and clean-up of all food and food items.

The Kitchen main area must be returned to the condition it was found. All food must be removed from the area including the refrigerators and freezer.

The Kitchen has no microwave. Please inform those planning on cooking or warming up food.

Vendors with questions may contact Keddie Farms directly for answers.

Clean-Up: *See the Clean-up Checklist for full details.* >>

A clean-up list will be given to the renter. The renter or the staff hired by the renter must follow the required clean-up or they will be charged by Keddie Farms to restore the venue to its original state. The event space rented must be picked up and left looking exactly as it was when setup began.

Everything you bring to Keddie Farms for your event must either be taken away or disposed of in garbage cans and recycling bins by the end of the day of your event.

All grounds will need to be cleaned and cleared of event materials, such as stray garbage, confetti, or similar materials.

If you use any of Keddie Farms dishes, service ware, kitchen tools, containers, food preparing appliances, etc., you will need to fully clean them and return them to where you found them.

If you have any rentals that will be picked up by an outside vendor, please have them folded, stacked, and staged ready for easy removal by the vendor. Keddie Farms will not be moving them.

Caterers are responsible for the setup and clean-up of all food and food items.

The Kitchen main area must be returned in the condition it was found. All food must be removed from the area including the refrigerators and freezer.

Any damage to Keddie Farms property including tables, chairs, dishes, serving utensils, the grounds, plants, and structures will be charged to the renter. Any additional cleanup required to return the facility to its original state will be charged to the renter.

If appliances are used, they must also be cleaned to the level they were found before use and put away where they were found.

All flowers, centerpieces, food, and supplies brought in must be taken out. No flowers, food, and/or supplies can be left in freezers, refrigerators, or on tables or shelves.

Alcohol Use

As the renter you are responsible for monitoring your guests' drinking alcohol and the actions they take while drinking and after they have consumed alcohol. Keddie Farms is not held liable for any actions created from your use and consumption or your guests' use and consumption of alcohol. Parties above 40 people will need to purchase event insurance noting alcohol liability.

Reservations and Payment

To secure your requested date and time Keddie Farms, requires a signed agreement and a 50% deposit. The second half of the total cost is due 7 days prior to the event date. In addition to cash and check, we accept credit cards, Paypal, and Venmo with a 3% additional fee. If this is a company or corporate event, other payment options are available to fit within your business structure.

Hold-Harmless Agreement

The Renter agrees to indemnify and hold Keddie Farms, its officers, and employees harmless from and against any and all liability, claims, actions, demands, illnesses, or losses of any kind and nature that may occur or claimed to arise during the activities described in this rental agreement. These may include but are not limited to accident, injury, illness, or damage to property arising from any act of the Renter or Renter's guest, whether intentional or negligent, which occurs during use. Renter agrees to pay all costs incurred by Keddie Farms if any of the above-stated actions occur during the use of the facility.

I, the renter, have read all the above statements in the Event Rental Agreement for Keddie Farms, and agree to comply with the rules and regulations set forth therein and I will be personally responsible for the repair or replacement of any damage to the facility and/or contents and agree to the prompt and timely payments.

RENTER SIGNATURE: _____

DATE: _____

KEDDIE FARMS REPRESENTATIVE SIGNATURE: _____

DATE: _____

Basic Event Details and Contact Information

Event Name: _____

Company Name: _____

Renter Contact Name: _____

Address: _____

Phone: _____

Email: _____

Date(s) / Start & Stop Times of Use:

Estimated# of Attendees _____

Will alcohol be served? YES / NO

Type of Food Service (check all that apply): Catered [] Prepare onsite [] Potluck []
Served/Plated [] Buffet [] Family []