

	Baby Point Club Limited 71 Baby Point Road, Toronto, ON M6S 2G5	Renter Name and Address: <hr/> <hr/> <hr/>
		Phone: _____
		Rental Date & Time: _____

RENTAL RULES AND AGREEMENT between BABY POINT CLUB LTD and RENTER

This form contains all information and regulations regarding the rental of the Baby Point Club clubhouse and grounds.

1. Subject to Board approval, "The Club" is available for rental by club members, whenever it is not being used for regular activities or events. "The Club" includes: the clubhouse, the grounds immediately surrounding the clubhouse, and all contents inside and outside including tables, chairs, dishes, cutlery, sanitizer, cooker, fridge, microwave, coffee/hot water urns, BBQ, etc. The rental **does not** include access or use of the tennis courts or the bowling green, regardless of the time of year. The Renter may use the green space on the far side of the tennis courts with prior approval of the Director of Rentals. No pets are allowed at any time.
2. Application for rental should be made to the current Director of Rentals or their designate. All rental agreements are to be made in writing and to be signed by a paid-up Club member, who will sign one copy of this form. In addition, **that member must be present at all times during their rental function.**
3. Non-members may make an application to the Board of Governors and, in rare circumstances, the Board of Governors may authorize a rental to a non---member or organization.
4. The City of Toronto by-law regarding noise after 11 pm applies to rental of The Club and must be complied with. The Club premises must be vacated by midnight. Under the fire regulations, the maximum capacity for the clubhouse is 65 (sixty-five) people. Renters and their guests are asked **not** to walk on the bowling greens or tennis courts.
5. The Baby Point Club is a **Non-Smoking** facility. Smoking is not permitted in any area of the clubhouse or the grounds. The Renter is responsible for enforcing this restriction.
6. Grounds keeping and maintenance services are provided by Ed Beckett (416-885-5535). He is available to assist with the setting up and taking down of any furniture, before and after an event. Renters should contact Ed directly; there will be an additional charge of \$56.50 (this amount includes 13% HST) for this service, payable to the Baby Point Club Ltd.
7. Current fees for members for a non-commercial rental is **\$169.50** (this amount includes 13% HST). A refundable security deposit of \$250.00 is also required. The deposit will be shredded so long as The Club is left clean and undamaged. If damage has occurred or if the clubhouse and grounds are not clean, the deposit may be retained at the sole discretion of the Director of Rentals.

This includes damage to the walls or ceiling resulting from the use of staples or tape used to affix decorations such as streamers, missing items, if the clubhouse is left dirty or if there is any damage to greens, tennis courts or other exterior areas.

8. Fees for commercial events are to be negotiated with the Board of Governors or its appointee at its sole discretion. For commercial rentals, no signs are to appear on the Clubhouse or adjacent public property. Also, there is to be no Club identification, only the address 71 Baby Point Road, on any notices posted on public property. Proof of insurance must be presented.
9. **Separate cheques for fees and security deposit** (dated one week prior to the event) should be made payable to the **Baby Point Club Ltd.** and given to the current Director of Rentals along with this required Rental Agreement. Upon receipt, your required date will be held. Please drop off your cheques at **53 Baby Point Road.** (no cash please).
10. The key should be returned promptly after a rental and any difficulties that you may have encountered reported to the Director of Rentals - particularly if there were any damages or breakages. Also inform the Director of Rentals whether you are washing any of the tea towels and/or tablecloths and arrange for their return.
11. For use outside of the club grounds, the following articles may be rented by the day:
 - Large tables \$6.00 each (this amount includes 13% HST)
 - Card tables \$4.00 each (this amount includes 13% HST)
 - Chairs \$1.00 each (this amount includes 13% HST)

Small items such as kitchen equipment, crockery, cutlery, and games day equipment may **not** be rented or borrowed from the clubhouse.

12. If alcoholic beverages are to be sold in the clubhouse or grounds or served outdoors, the Renter must apply to the LCBO for a permit and be responsible for meeting all the requirements of the permit. This may take up to three weeks to obtain. If there is to be no cash bar and the event is indoors only, then a permit may not be required. It is up to the Renter to determine the appropriate circumstances about when a permit is required. The Baby Point Club Ltd. is not responsible for any liability, misconduct or offence in connection with the Renters event. A copy of the Permit is to be provided to the Director of Rentals prior to the rental date.
13. Please respect our neighbours by leaving The Club as quietly as possible after an event, particularly in the evening. Please see that all persons attending your event are aware of the rental rules above. You are responsible for their conduct and supervision.
14. After an event, please leave the premises as clean and tidy as possible, basically as you found it, thereby ensuring the return of your security deposit.

PLEASE USE THE DESIGNATED CHECKLIST TO ENSURE THAT THE CLUB IS LEFT AS YOU FOUND IT

15. We would like to maintain the continuity of enjoyment our members and others have for the Baby Point Club and thank you for your compliance with the above requests, as this ensures that your event and those following it will be successful.
16. The Renter agrees that at the end of the rental period the Renter will remove all their goods and other property from The Club and shall leave the clubhouse and all the equipment and furniture located therein in the same state of repair as existed at the commencement of the rental period and in a clean state.

17. The Renter shall indemnify and hold harmless Baby Point Club Ltd. from and against any losses, damages, expenses, fines, claims and demands of any nature or kind arising from or out of or in any way related to the use and occupation of The Club by the Renter or anyone expressly or impliedly invited, permitted or authorized by the Renter whether such claims arise by breach of contract, negligence, tort law, property law, regulatory breach, unlawful act, or arise in respect of any civil, criminal, administrative or other proceeding including without limitation those arising from or out of loss or damage to The Club or any other property; and death or injury to any person. If the property is damaged, left littered or unclean, the Board may refuse your rental of the premises in future and your damage deposit is forfeit. Should the cost of repairs exceed your deposit, you are fully responsible for the cost of the repairs.

I have read, understand and accept the terms and conditions on this form and agree to abide by them. I am a fully paid-up member in good standing.

Signature of Renter: _____

Date: _____