

# THE RIVER VILLAGE ARKANSAS

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## 2026 WEDDING VENUE RENTAL AGREEMENT

This Wedding Venue Rental Agreement ("Agreement") is made effective as of \_\_\_\_\_, between The River Village (7B Ventures LLC), hereafter referred to as "Venue," and the undersigned Clients ("Clients" or "Couple").

### 1. EVENT DETAILS

Event Date: \_\_\_\_\_  
Arrival Date/Time: \_\_\_\_\_  
Departure Date/Time: \_\_\_\_\_  
Names of Clients: \_\_\_\_\_

### 2. PAYMENT TERMS

The agreed-upon venue rental fee and deposit are due as outlined by the Venue. A nonrefundable deposit is required upon signing to secure the date. The remaining balance is due 60 days prior to the event date. Failure to make timely payments may result in cancellation and forfeiture of any deposits paid.

### 3. INCLUDED SERVICES

Exclusive weekend use of the venue, two cabins, setup/teardown, tables, chairs, arch, standard decorations, music system, day-of coordination, rehearsal direction, optional officiant, and outdoor event tent. Food, cake, and photography are not included. Clients may bring their own vendors or request Venue assistance.

### 4. BAR SERVICE & ALCOHOL

Bartender service is available upon request. Clients must provide their own alcohol per Arkansas law. Venue provides mixers, cups, napkins, and bar supplies. Alcohol may only be served by Venue-approved bartenders. Service to minors or intoxicated guests is prohibited.

### 5. EVENT INSURANCE

Clients must provide a Certificate of Event Liability Insurance (including Host Liquor Liability, if alcohol is served) with minimum coverage as required by the Venue. The River Village (7B Ventures LLC) must be listed as additional insured. Proof is due 30 days prior to the event or the event may be canceled without refund.

### 6. DATE CHANGES AND CANCELLATIONS

- (a) Date Changes: Venue will attempt to accommodate changes, subject to availability.  
(b) Cancellations by Client: All payments, including deposits, are nonrefundable. If canceled within 60 days, the full balance is due. Refunds only if date rebooked at full value, minus a 10% administrative fee.  
(c) Cancellations by Venue: Venue may cancel for weather, emergencies, or circumstances beyond control. Venue will first offer an alternate date. If no new date is agreed upon, all payments except the deposit will be refunded within 60 days.

### 7. RULES AND CONDUCT

- Music ends by 10:00 PM.
- Smoking in designated areas only.
- No open flames, nails, or adhesives on property.
- Children must be supervised.
- Dogs allowed (no cats); owners responsible for cleanup and damage.
- Illegal substances prohibited; disorderly conduct may result in event termination without refund.

### 8. LIABILITY AND INDEMNIFICATION

Clients assume responsibility for any injury, loss, or damage during the event. Clients agree to indemnify and hold harmless The River Village (7B Ventures LLC), its owners, and employees from any related claims or damages.

## **9. PERSONAL PROPERTY**

Venue is not responsible for lost, stolen, or damaged items. All belongings must be removed after the event unless otherwise agreed.

## **10. GOVERNING LAW AND DISPUTE RESOLUTION**

This Agreement is governed by Arkansas law. Disputes will first attempt mediation in Baxter County, Arkansas. Legal proceedings shall also be held in Baxter County.

## **11. ENTIRE AGREEMENT**

This document represents the full understanding between both parties. Any changes must be in writing and signed by both parties.

## **SIGNATURES**

CLIENTS (Wedding Couple or Authorized Representative):

By: \_\_\_\_\_ Date: \_\_\_\_\_  
By: \_\_\_\_\_ Date: \_\_\_\_\_

THE RIVER VILLAGE (7B VENTURES LLC):

By: Brittany Bennett, Owner Date: \_\_\_\_\_