

## BOOKER'S DUDE RANCH BOOKING POLICIES & PROCEDURES 2022.001

- A.** Bookings are NOT complete until application and deposit have been received by Booker's Dude Ranch.
- B.** MAKE CHECKS PAYABLE TO: **Chasaty Rainer or Michael Rainer** only. Checks made out to Booker's Dude Ranch will not be accepted. Checks are only acceptable from Business Accounts
- C.** Events must be approved and accepted by Booker's Dude Ranch before a date is booked.
- D.** Total Fees for Bookings are due in order to secure booking. Partial payments are not accepted.
- E.** \$500/day deposit is required to book any event. \$75 is retained for processing and booking fees. \$425 is refundable after the event and will be returned to you (if requirements are met as stated in the Rental Policy 2022.002) up to 14 days after your event is over.
- F.** Valid Photo Identification is REQUIRED for all rentals. Must be over age 21. You assume      full responsibility for the event when you sign the rental application/agreement.

### **Violation of Truth Policy 2022.003:**

If you state that your event is of one type and it is discovered that it is another, your fees will be forfeited and event cancelled immediately. If alcohol is served at your event and you stated that it would not be, your event will be cancelled and your fees forfeited. Just Be Honest.

X

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Signature of Renter

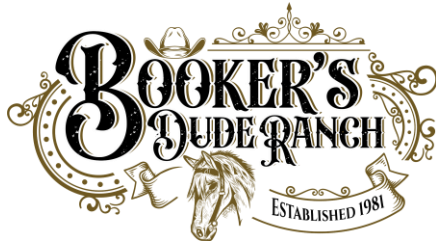
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Date

FOR BOOKER'S DUDE RANCH OFFICER'S USE ONLY:

BDR Officer: Chasaty Rainer      Michael Rainer II      Virginia Rainer      Michael Rainer Sr

BDR2022.001 BOOKING POLICY



BOOKER'S DUDE RANCH RENTAL APPLICATION  
5062 US HWY 259 NORTH  
HENDERSON TX 75652  
903.812.1222 or 903.812.9717  
[BOOKERSDUDERANCH259@GMAIL.COM](mailto:BOOKERSDUDERANCH259@GMAIL.COM)

DATES REQUESTED (SELECT TWO, IN CASE ONE IS UNAVAILABLE)

\_\_\_\_\_

TIME REQUESTED FOR EVENT AND DECORATING

\_\_\_\_\_

By initialing above and signing below, I hereby agree that I have received a copy of the rules and regulations which are incorporated herein as through fully transcribed herein. I agree that I shall indemnify and hold Booker's Dude Ranch harmless as provided in the rules and regulations. I have read and understand the rules and regulations for the use of the facility and agree with the conditions for use found in this agreement; and the rules and regulations as amended including the return of the deposit policy. I assume all responsibility for the condition of the facility and agree with the conditions for use and for the return of the deposit.

Signature of Applicant \_\_\_\_\_ Date: \_\_\_\_\_

4. Applicant/Responsible Party Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Email: \_\_\_\_\_ DL#: \_\_\_\_\_

State DL Issued: \_\_\_\_\_ Expiration Date \_\_\_\_\_ Issue Date: \_\_\_\_\_

Work/Company Name: \_\_\_\_\_ Work Number: \_\_\_\_\_

Booker's Dude Ranch 5062 US HWY 259 North, Henderson TX 75652  
Main Phone(903) 812.9717 Message Phone (903) 812.1222 Email: [bookersduderanch259@gmail.com](mailto:bookersduderanch259@gmail.com)  
Facebook: Booker's Dude Ranch Instagram: @bookersduderanch



Alcohol WILL be present on premises  
\*Security and \$500 deposit required

Alcohol will NOT be present on premises \*Security  
required for ALL events beyond 8pm.

5. Type of Event

- Party (Birthday, Anniversary, Receptions, Family Reunions, Children's Event Under Age 15, Other)  Formal Event (Banquet, Church Service, Funeral Service, Religious Events, Wedding only)
- Large Events (Concerts, Carnivals, Trail Rides)

Description of Event: \_\_\_\_\_

\_\_\_\_\_

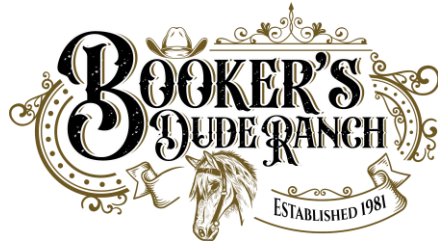
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**BOOKER'S DUDE RANCH POLICIES & RULES**

- A. **RESERVATIONS.** Rentals are made on a first come first serve basis and are subject to approval by Booker's Dude Ranch. All monies must be paid in full to reserve the facility. Reservations must be made at least 14 days in advance. Late bookings are subject to Rush Booking Fee of \$300.
- B. **CANCELLATIONS.** Cancellations must be made at least 90 days before the reservation was scheduled for a rebooking date. NO REFUNDS ISSUED FOR CANCELLED BOOKINGS. You may choose another available date ONLY if you cancel at least 90 days in advance. We DO NOT guarantee that the secondary date you choose is available.
- C. **DEPOSIT.** Deposits are required at the time of the reservation. This deposit is partially refundable if there are no damages and building is cleaned and restored to pre-rental condition. For damages over the cost of the deposit, the renter will be assessed these fees for any damages. Any expenses for damages are due immediately.

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- D. **OCCUPANCY.** The maximum number of people allowed inside the building is 300.
- E. **TIME.** Functions must end by 11:00pm and cleanup done by midnight. (Concerts are allowed until 12:00am and cleanup by 1:00am). If you need more time, the fees are \$250/hr past 11:00 and must be paid at time of reservation.
- F. **CONDUCT.** Any disruptive conduct by any guests will result in ejection from the property and event will be ended without refund. Disruptive conduct includes but is not limited to; fighting, yelling, honking horns, driving erratically on property, threatening behaviors and language, destruction of property, physical assault of any kind, possession of weapons (except by approved Security Guards or Law Enforcement)
- G. **ALCOHOL.** Alcohol is NOT allowed to be served to minors under the age of 21 for any reason. Any occurrences will result in ejection from the property and event will be ended without refund. The renter takes FULL responsibility for any alcoholic beverages on the premises while the property is being used for their event. There is a \$500 refundable alcohol deposit(This includes pre-event decorating and post event cleanup).
- H. **SMOKING.** Smoking is strictly prohibited inside the facility. All smoking guests must smoke at least 20 feet away from the entrance in FRONT of the facility only. Cigarette butts must be disposed of in appropriate containers. If any are left on the ground, they must be cleaned up by renter or forfeit the deposit.
- I. **FACILITY FURNITURE.** Facility furniture includes; Chairs, tables, decorations by facility, electronics, and anything owned by the facility that is not designated for outside use. DO NOT take any facility furnishings outside of the facility. DO NOT stand on tables or chairs. DO NOT sit anything on tables heavier than a punch bowl (10lbs). Coolers must be placed on the floor. DO NOT LEAVE DOORS OPEN. Violating any of these rules will result in a forfeiture of your deposit.
- J. **VENDING.** No vending is allowed unless pre-approved by Booker's Dude Ranch. Any violation of this rule will result in ejection from the property without refund.
- K. **THERMOSTAT.** DO NOT change the thermostat for any reason.
- L. **DECORATING.** Only Thumbtacks or tape on walls. Nails, or any other puncturing of the walls in facility are NOT allowed. No confetti or glitter may be used inside or outside of the facility.

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- M. **WEAPONS.** No weapons of any kind are allowed on the premises for any reason except by hired/On-Duty Law Enforcement or Hired Approved Security Personnel. This applies to vehicles and people. Violation of this rule will result in ejection from the property and legal action against all violators. Pursuant to section 30.05, Penal code(criminal trespass) a person may not enter this property with a firearm. Pursuant to section 30.06, Penal code (trespass by license holder with a concealed handgun) a person licensed under subchapter H, chapter 411, Government code (handgun licensing law), may not enter this property with a concealed handgun. Pursuant to Section 30.07, Penal code (trespass by license holder with an openly carried handgun), A person licensed under subchapter H, chapter 411, government code (handgun licensing law), may not enter this property with a handgun that is carried openly. No long guns allowed on the premises.
- N. **DECORATING TIME.** We allow you to decorate the day of the event. If you need to decorate the day before the event, there is a \$300 fee for 8 hours. This must be prepaid and reserved in advance. This is a non-refundable fee.

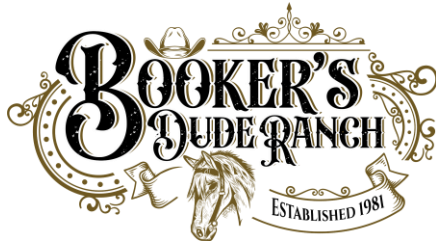
#### **BOOKER'S DUDE RANCH CLEANING POLICY**

- 1) Bag all trash and place in barrels, trash cans, or trailer for disposal outside of the building.
- 2) Remove all perishable items including food and drinks and place in trash bags, then place outside in barrels, trash cans, or trailer for disposal.
- 3) Clean all areas to their original condition (counter tops, stove top, oven, refrigerator, freezer, toilets, sinks, floors)
- 4) Sweep floors after the function. Spot clean any spills on floor with SOAP and WATER ONLY. DO NOT USE CHEMICALS on floors.
- 5) All decorations must be removed and disposed of in trash bags and placed in trash cans outside of the building.
- 6) Clean up all trash and debris outside of the building and in restrooms that your guests may have left.
- 7) Any uncleaned areas, food or items left in building, spills, stains on materials or property of Booker's Dude Ranch will forfeit your deposit.

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I, the undersigned, agree to accept and abide by ALL of the terms listed in this agreement. I understand that if I violate any part of this agreement that my event may be cancelled without refund and I will lose any funds paid toward the rental of this facility. I hold, harmless, Booker's Dude Ranch for any accidents or damages done to property or person while I am renting, using, or occupying the facility.

X \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Renter/Responsible Party

For Office Use Only:			
Deposit Amount Paid: \$ _____	Check# _____	Cash Amount: \$ _____	
Total Rental Fee \$ _____	Whole Facility	VIP/Bar Room Only	Auditorium Only
	Outside Only	Alcohol Present	
Name of person making deposit: _____			
Depositor Phone Number: _____		Email: _____	
REFUNDS			
Deposit Refunded Amount: \$ _____		Date Deposit Refunded: _____	
Person Receiving Deposit: _____			
WITHHELD DEPOSITS			
Amount of Deposit Withheld: \$ _____ Reason Withheld: Damages Fail to Clean Late Cancel Violation			

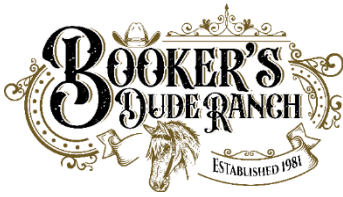
WEDDING/RECEPTION \$750  
 VIP ROOM/BAR ROOM \$250  
 CORPORATE EVENT \$795  
 FAMILY REUNION \$1200  
 OUTSIDE ONLY - \$450  
 TRAILRIDE - \$4500  
 PARTY - \$ 1750 (Private) \$2000(Public)  
 FESTIVAL - \$2500  
 CONCERT - \$2500

DEPOSITS:  
 ALL RENTALS: \$500  
 WEDDING/CORPORATE \$350

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## **BOOKER'S DUDE RANCH CLEANING POLICY**

- 1) Bag all trash and place in barrels, trash cans, or trailer for disposal outside of the building.
- 2) Remove all perishable items including food and drinks and place in trash bags, then place outside in barrels, trash cans, or trailer for disposal.
- 3) Clean all areas to their original condition (counter tops, stove top, oven, refrigerator, freezer, toilets, sinks, floors)
- 4) Sweep floors after the function. Spot clean any spills on floor with soap and water only. **DO NOT USE CHEMICALS on floors, USE OF CHEMICALS FORFEITS YOUR DEPOSIT.**
- 5) All decorations must be removed and disposed of in trash bags and placed in trash cans outside of the building.
- 6) Clean up all trash and debris outside of the building and in restrooms that your guests may have left.
- 7) Any uncleaned areas, food or items left in building, spills, stains on materials or property of Booker's Dude Ranch will forfeit your deposit.
- 8) ALL CIGARETTE BUTTS and DEBRIS must be picked up inside and outside of building.

### **ACCOUNTABILITY CLAUSE**

Booker's Dude Ranch is **not** responsible for any accidents or damage to property, personal belongings/property, or persons while in use by renter before, during, or after event.

I UNDERSTAND AND AGREE TO ALL OF THE ABOVE POLICIES. I AGREE TO FULL RESPONSIBILITY FOR ALL GUESTS, AND BOOKER'S DUDE RANCH PROPERTY DURING MY RENTAL PERIOD AND USE OF BOOKER'S DUDE RANCH. FAILURE TO ABIDE BY ANY OF ANY OF THESE POLICIES OR RULES WILL FORFEIT YOUR DEPOSIT IN FULL. ANY DAMAGES ASSESSED OVER THE DEPOSIT WILL BE DUE TO BOOKER'S DUDE RANCH IMMEDIATELY.

X \_\_\_\_\_  
SIGNATURE OF RENTER/APPLICANT

NAME: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

DL# \_\_\_\_\_ Issue Date: \_\_\_\_\_ Exp Date: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_