

2026 FRIDAY CARRIAGE HOUSE - VENUE PROPERTY RENTAL AGREEMENT

To finalize your date: Mail or hand deliver contract and deposits to **Wellers Inc 555 W. Michigan Avenue Saline, MI 48176**

THIS AGREEMENT made on _____ 20____ by and between Wellers Inc. and the Contracting Parties for an event on the day of

FRIDAY _____, _____ **2026** in the **CARRIAGE HOUSE** Ceremony Time **5 PM** Hospitality House: **Yes or No**

#1 Contracting Party, bride _____ **#2 Contracting Party, groom** _____

Address _____ City _____ Zip _____ Address _____ City _____ Zip _____

Cell # _____ email _____ Cell # _____ email _____

We, the contracting parties, agree to purchase minimum of # **125 meals** @ the minimum menu price of **\$50.95 PP**. The maximum seating is **186**. The Carriage House Friday Room Rental is **\$3250.00**, Ceremony Grounds Fee is **\$600**, and Non-Alcoholic Beverage Package **\$10.95 PP**

TWO DEPOSITS

1. **\$500 security deposit** is required. Wellers Inc. reserves the right to use any or all of the security deposit toward any of the Contracting Party's obligations under the contract or any claims that Wellers Inc. might have for extraordinary cleanup, damages or destruction of Wellers property. If there are no damages or additional charges the Security Deposit will be refunded within 14 days after event. If you wish to reserve the **Hospitality House add \$100 deposit/apt.** (Check availability wellers2@aol.com) All deposits and payments must be made by check or cash.

2. **Venue Deposit is \$3,500** and will be applied to the your final balance. This Venue Deposit may not be moved to a different date and is non-refundable should you cancel your event.

PLANNING MEETINGS & PAYMENTS

1. The **first meeting** and first invoice will be 90 days prior to your event and based on the selections you make. You will need to pay 50% of this invoice at the close of the first meeting.
2. The **second meeting** will be 7–14 days prior to your event when your final balance will be determined by your final seating diagram and selections you have made. **Your Venue Property Rental Deposit** will be applied to the final invoice.

CANCELLATION OF EVENT & LIQUIDATED DAMAGES

We, the contracting parties, understand that the services provided by Wellers are unique and Wellers makes arrangements to maintain the venue space, suppliers and employees a substantial time before the date of your event. If you cancel this contract Wellers will suffer damages because of its obligation to maintain venue space and property for you.. These damages are difficult to measure. Therefore, if you cancel this contract at any time before the date of event Wellers has the right to keep the Venue Property Rental Deposit /Balance to compensate Wellers for expenses and losses resulting from cancellation of contract. However, Should there be a government mandated lock-down due to pandemic Wellers will refund 50% of the Venue Property Rental Deposit listed above. In addition, any payments you may have made will be refunded to you.

INDEMNIFICATION & WAIVER OF LIABILITY Act of God & Force Majeure Conditions

The Contracting Party agrees that Wellers Inc. and its officers shall not be liable for losses, damages (including attorney's fees, court costs, and consequential damages, vendor services retained by client), detention, delay or failure to perform in whole or in part resulting from causes beyond its control, including but not limited to acts of God, acts or omissions, sale of property, fires, weather conditions, power failures, strikes, riots, pandemics, terrorism, embargo, delays in transportation, inability to obtain supplies or requirements, labor shortages, incapacitation or regulations of the United States Government or any other civil or military authority (to include any local legislation regarding liquor license requirements).

ALCOHOLIC PURCHASE, CONTRACTED BARTENDERS & PURCHASE OF EVENT LIQUOR LIABILITY INSURANCE

- a. All alcohol must be purchased and delivered through A&L Wine Castle b. All alcohol will be packed up and given to you at the end of the night. c. All alcohol must be served by the contract bartenders Guests may not go behind the bar to serve themselves. d. Raisin River Room may only provide bottled or canned beer. Carriage House may only provide beer in kegs. e. We understand the legal drinking age is 21 years of age and ID is required. f. We understand we must purchase a one-day event insurance policy through an event insurance carrier naming Wellers on the policy. A copy of this policy must be submitted to Wellers at the Final Meeting. g. Contract Bartenders payments requires a separate payment check for each bartender. h We understand we may not supply our own bartenders i. Contract bartenders have are obligated to terminate the event if State laws are violated \

REGARDING YOUR HIRED VENDORS,

1. The room will be open 3 hours prior to ceremony for DJ & dessert/ wedding cake deliveries
2. Florists may deliver the day of wedding at 11 am. Florists may not assemble centerpieces on site
3. DJ, photographers & coordinators must be included in your guest count. They may be seated on patios if you at at the maximum guest count
4. Music must stop at bar closing time. **Raisin Rivers is 10:30 pm Carriage House is 11:30 pm**
5. Wellers does not supply extension cords, ladders, tape, charging cables, printers etc. .
6. Vendors may not drive on the lawn to deliver equipment
7. Outdoor music volume must be adjusted if requested
8. Wellers' will not be liable for any equipment or items left on property by guests or hired vendors
9. Wellers staff is not allowed to assist in vendor deliveries. Vendors may use Wellers large black carts on wheels to assist with deliveries
10. Please break down any boxes left behind or in dumpster

EVENT COORDINATION

Hired coordinators should attend the final meeting with Wellers.. Coordinators should text 734-255-9939 if they make timeline changes after final meeting.

DECORATING & PROPERTY RESTRICTIONS\

1. Nothing may be taped, nailed or stapled to any structures. 2. All decorations must be removed within 45 minutes after the bar closes 3. The contracting parties are responsible for placement of decorations. 4. No more than three "live" candles per table. 5. No Chinese fire lanterns, helium balloons, marbles, confetti, glitter, bubbles, fogging, haze/smoke machines or fireworks. 6. No rose petals thrown on walkways or in fountain w/the exception of the flower girl for ceremony. 7. No rice thrown. Bird seed only 8. Florists may not assemble arrangements on-site the day of event 9. All guests must vacate property within one hour after bar closes. 10. No popcorn/candy tables or favors that require additional cleaning of room are allowed. 11. No smores at outdoor fire pit. Sparklers are allowed provided a sand bucket supplied to put them out.

SAFETY

1. Children must be accompanied by an adult(s) at all times. 2. No dogs are allowed on the property with the exception of service dogs. 3. In compliance with Washtenaw County health codes no food prepared by Wellers may be taken home at the end of the night. 4. Food carts and trucks are not allowed on property. 5. All dessert tables and wedding cakes must be supplied by a licensed baker.

DAMAGES OR ADDITIONAL SET UP

- The Contracting Parties agrees to be fully and solely responsible for any for any damage or destruction of Wellers Inc. or any property located on or within the premises caused by their vendors, agents, or guests
- Damages to the facility in any form will be photographed and a formal repair cost submitted with the remainder of the security deposit
- Labor to clean up vomit, feces or excessive cleanup from Contracting Party's guest's lack of personal responsibility or hygiene.

OUTDOOR CEREMONIES & THURSDAY REHEARSALS

1. Rehearsal may be done on-site on the Thursday prior to your wedding. Friday weddings rehearse at 4 pm. Saturday weddings rehearse at 6 pm
2. Wellers does not oversee rehearsals or ceremonies. Wellers provides detailed Worksheets in our Event Planning Package.
3. It is important to have either your officiant or a designated person go over the details on these worksheets
4. Rooms are not open during rehearsals. However, a restroom is available at the rear of the Carriage House during rehearsals.
5. You understand no food or alcoholic beverages may be brought in during rehearsals or prior to ceremonies.

CARRIAGE HOUSE RAIN AND OUTDOOR CEREMONY CHANGE

- Carriage House: If you feel rain is imminent you may request (24 hours in advance) a chairs set-up in pavilion. However, if chairs are set up and weather changes and you decide not to use them there will be a fee of \$150 for that set up and removal of chairs.
- Raisin River: Last minute rain options:: guests seated at tables and ceremony is in front of stage
- Carriage House: Last minute: ceremony in covered pavilion with some chairs provided for family; the remaining guests will stand.
- You must notify your DJ to determine if he/she needs to move temporarily move their equipment for photos.

LATE SERVICE OF DINNER:

To ensure food quality please confirm your timeline with photographers to make ensure adequate time for photos Ask family members to remain at the ceremony site for photos if they are in pictures so that dinner will not be delayed.

PAYMENT OF INVOICE

- Personal check or cashiers checks or cash are required for payment.
- Final balance and bartender charges must be paid at final meeting. Any payment of unbilled items must be paid prior to event
- No food or beverages will be served unless invoice is paid in full.
- Wellers reserves the right to raise prices no more than 7% to allow for inflation, labor disruptions or other unforeseen conditions.
- Menu items may change within a particular menu based on availability.

UNDERSTANDING OF CONTRACT:

We the undersigned are over the age of 18, have read, understand, and agree to abide by the above conditions set forth in this contract Any arrangements made beyond the terms of this contract must be in writing and signed by WendyWeller. Wellers' is not liable to honor verbal or here-say arrangements made with any other agent or employees of Wellers' Inc. or outside third party. We, the Contracting Parties, verify that we have received a Base-Price Estimate Sheet and understand the required costs.

#1 Signature _____ Print Name _____ Date _____

#2 Signature _____ Print Name _____ Date _____

#3 Signature _____ Print Name _____ Date _____

Make a copy, then email, mail or hand deliver to Wellers Inc 555 W. Michigan Avenue Saline, 48176.

For Office Use:

Non-Refundable Venue Property Deposit (applied toward final payment) \$3500 Ch # _____ Date Received _____ Received By _____

Security Deposit is refunded less damages or extra guests \$500 / \$600 Ch# _____ Date Received _____ Received By _____