**Tots & Tails Photography LLC Studio Rental** **Agreement**

**Terms Of Use:** By signing this rental agreement, Renter(s) agree to the following:

**Date of Rental: /ds-date-of-rental/  
Time Slot of Rental: /ds-time-slot-of-rental/  
Total Due: /ds-total-due/  
Retainer Fee Due: /ds-retainer-fee-due/**

A 50% retainer is required at booking to hold studio and event date. The retainer will be applied to final bill and balance will be due the day prior to your booking. The date and studio rental are not reserved until retainer and signed rental agreement are submitted to and received by Tots & Tails Photography, LLC. The retainer is non-refundable. The retainer may be applied to book a new shoot within 3 months of cancelation.

**Please arrive ON TIME and be wrapped up by the end of your scheduled time. All set up, hair and makeup, tear down and clean up MUST BE accounted for in your scheduled time. Any overage will be charged $200 per hour in 15-minute increments of $50. NO EXCEPTIONS.**

Tots & Tails Photography, LLC may be used for legal business activities only. There is absolutely NO SMOKING or ALCOHOL in the building. Smoking is allowed outside the building. Renter is responsible for clean up of smoking-related debris (ashes, cigarettes, etc.) before leaving. Any renter found to have smoked or vaped inside the building will be assessed a fee of $300.

**ARRIVE AND LEAVE ON TIME**

* The lease shall start and end as set forth in this Agreement; set-up and clean-up time must take place during hours set forth in this Agreement.
* An hourly charge of $200 per hour will be applied for each additional hour that extends beyond rental terms, as set forth in this Agreement.

**BE RESPECTFUL OF OUR NEIGHBORS**

* Be present at all times during the rental
* Keep the photography session/event contained within the studio
* Maintain adult supervision of minors at all times
* Clean up trash or other items on premises prior to leaving

**STUDIO & EQUIPMENT SUPPLIED:**

Tots & Tails Photography, LLC agrees to provide the studio in good working order but makes no special guarantees as to said studios functionality or suitability to Renter’s purposes. The Renter is entitled to use the entire studio, background walls, and any furniture in the studio at the time of rental. The studio is not liable for acts out of its control that affect the shoot or event, such as power outages, weather, emergencies, or Acts of God. Renter agrees to return all equipment, studio, and furniture in the condition it was provided and to immediately notify Tots & Tails Photography, LLC of any damage, failure, or change in equipment provided. Please do not move any pieces larger than a single chair without two people present to move it without dragging the legs.

**DAMAGE TO EQUIPMENT, FURNITURE, OR STUDIO:**

In the event that the Renter’s employees, Renter’s contractors, Renter's clients, or any and all Renter's visitors damage any equipment, furniture, or studio, Renter agrees to pay for any repairs or replacements necessary within 3 business days. Renter agrees to leave the studio in the condition it was found, or a $200 cleaning fee will be assessed and invoiced.

The Renter agrees that Tots & Tails Photography, LLC holds no liability for any damage or injury caused by use of the studio or items inside the studio to Renter or any third party. The Renter assumes all risk of personal property damage or personal injury. If any accident involving the studio's rental items occurred while it is in the Renter's possession, Renter shall make the studio aware by written statement of details of occurrence of event including police report and names and addresses of witnesses, if applicable.

**LIABILITY:**

Tots & Tails Photography, LLC will not be held liable for any injuries or accidents to the Renter, Renter’s employees, Renter’s contractors, Renter's clients, or any and all Renter's visitors that occur within or outside the studio premises.

Use of the studio requires the following to reserve your booking:

* Signed Studio Rental Agreement
* Payment of Retainer

COVID-19: We ask that you screen your clients for recent illness or fever prior to your scheduled studio time. Wipe down all high touch surfaces at the end of your shoot or event with Clorox wipes (located under the sink). It is the responsibility of the renter to follow any local COVID-19 mandates currently in place.

The premises are to be used for the purpose of a photography/ videography/ events studio, including such activities, as are necessary and usually incidental to such use.

No open flame, glitter, confetti, or paint allowed in studio. A one-time cleaning fee of $150 will be assessed if any of the above are used.

Refund requests must be made in writing and will be responded to promptly.

I have read all of the above and fully understand and agree to strictly adhere to each section.

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| --- | --- | --- |
| Name of Renter: | /ds-renter-name/ |  |
| Signature: | /ds-renter-signature/ |  |
| Date: | /ds-doc-date/ |  |