

**All forms, deposits, payments must be returned to Mary Ann Groutt at [maryann@rjcmgt.com](mailto:maryann@rjcmgt.com). Thank you.**

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this date \_\_\_\_\_, by and between the Oakmont Commons Homeowners Association, a non-profit corporation of the Commonwealth of Pennsylvania, of the Borough of Oakmont Allegheny County, Pennsylvania, as the “Lessor,”

AND

\_\_\_\_\_, the Association Member, as the “Leasing Parties” whose address is \_\_\_\_\_, and telephone number is \_\_\_\_\_.

WITNESSETH:

1. The Oakmont Commons Homeowners Association does hereby lease, and the Leasing Parties do hereby accept for rental, the Clubhouse of the Oakmont Commons, for the date(s) of \_\_\_\_\_ and for the purpose of \_\_\_\_\_. Approximately \_\_\_\_\_ guests are expected.
2. The leasing parties understand and agree that there shall be no public document intended for the solicitation of paid attendance which make reference to the Oakmont Commons, either as to location, address or Leasing Parties visiting the leased premises, parking area, or plumbing facilities or be in, on, or about the same where such loss, injury death or damage may be caused by and in any way result from or arise out of any act omission or negligence of Leasing Parties or Leasing Parties visitors.
3. Lessor shall not be liable for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by Leasing Parties visiting the leased premises, parking area, or plumbing facilities or be in, on, or about the same where such loss, injury death or damage may be caused by and in any way result from or arise out of any act omission or negligence of Leasing Parties or Leasing Parties visitors.
4. The Leasing Parties hereby acknowledge that they shall utilize the leased premises solely for the purpose stated; that they are to provide proper supervision including but not limited to lifeguards with appropriate water safety instruction certificates; and that Lessor has no duty to surveil or review the activities of the Leasing Parties, their agents of their visitors.
5. The Leasing Parties jointly and severally do hereby agree to hold harmless, the Oakmont Commons Homeowners Association from any claim or demand which may be made arising out of, or by reason of any cause whatsoever, from the use of the premises and shall indemnify the Oakmont Commons Homeowners Association from any liability to any person for injury or property damage.

6. The Leasing Parties at their own expense, at all times during the term of the Lease shall maintain and enforce a policy or policies of insurance which will insure Lessor against liability for injury to or death of a person or loss of damage to property occurring in or about the demised premises including parking lot and plumbing facilities.
7. Leasing Parties are responsible at their own expense for any and all damage done to the Clubhouse, including but not limited to: furniture, carpet, appliances, etc. See attached Clubhouse rental information for specifics. Leasing party is responsible for cleaning up after their use of the space. Any trash is to be removed and disposed of at the home of the leasing party, not left behind at the clubhouse. A \$50 fee will be withheld if trash is left at the Clubhouse the date of the event – no exceptions.
8. The Leasing Parties and guest(s) agree to be out of the Clubhouse by Midnight and Lessee or guest(s) are not permitted to occupy the Clubhouse for overnight lodging.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal.

OAKMONT COMMONS HOMEOWNERS  
ASSOCIATION

BY: \_\_\_\_\_  
Association Member Leasing Clubhouse

# OAKMONT COMMONS HOMEOWNERS ASSOCIATION

## CLUBHOUSE RENTAL INFORMATION

Thank you for your interest in using the Clubhouse for your event. To ensure your safety and housekeeping of the property, please follow the guidelines below. Your cooperation will be appreciated.

### Rental Schedule:

- The Clubhouse is available for rental seven days a week until midnight.

### Rental Fees:

- Clubhouse rental fees: \$100.00 Friday, Saturday, Sunday and Holidays; \$40.00 Monday – Thursday weekday rate with a refundable cleaning and damage deposit of \$150.00. **Rental fee and refundable deposit must be separate checks.**
- The deposit will be refunded provided the clubhouse check list has been completed and approved by OCHA designate.

### Renters:

- To reserve a date, renters can contact OCHA's managing agent (Rj Community Management, 412-550-0003)
- Lease Agreements must be signed and fees paid (5) days prior to rental date.
- Trash must be taken home with the renter. A \$50 fee will be withheld from the deposit for trash left behind.
- The clubhouse must be cleaned and restored to its original appearance on or before midnight. A cleaning checklist is posted on the refrigerator.
- A \$30.00 fee will be deducted from deposit for every 30 minutes that the party continues past midnight.
- Music is to be kept at a low volume in order to respect the privacy rights of the neighbors. Speakers are to be kept inside the clubhouse.
- Tables are to be broken down and stored and chairs are to be stacked.
- No renter(s) or guest(s) are to spend the night in the clubhouse, or the deposit will be automatically forfeited.
- No smoking is permitted in the clubhouse area. Smokers may smoke in the smoking area outside the front of the clubhouse. Please discard butts in the receptacle provided.

### Rental Regulations:

- Rental date must be scheduled with OCHA's managing agent at least one week in advanced of the date and the intention of the rental.
- Payment and signing of the Rental Agreement must be completed prior to party date.
- Request for cancellation must be made at least 24 hours prior to schedule date.
- Rental of the clubhouse is limited to members of Oakmont Commons Homeowners Association. The clubhouse is not available for commercial or non-member rental use.
- **The member of Oakmont Commons Homeowners Association renting the clubhouse must be present.**
- Renters are responsible at their own expense for any and all damage done to the clubhouse area, including but not limited to, furniture, carpet, appliances, etc.