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\*Under CHL INC.

## FACILITY RENTAL AGREEMENT

This Facility Rental Agreement (“Agreement”) is entered into by and between **CNJ Events, under CHL Inc.** (“Venue”) and the undersigned renter (“Renter”). By signing this Agreement, the Renter agrees to all terms, conditions, and policies stated herein.

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### 1. RESERVATION & PAYMENT TERMS

1. A **non-refundable deposit** is required to secure the reservation. Deposit amounts vary based on the rental type and package selected.
2. The remaining balance must be paid in full no later than **two (2) weeks prior** to the event date.
3. Failure to make payment by the due date may result in cancellation of the reservation at the Venue’s sole discretion.
4. If the Customer cancels the event more than thirty (30) days prior to the scheduled event date, CNJ shall retain an additional \$250 cancellation fee, plus the non-refundable deposit, from any amounts previously paid. If the Customer cancels thirty (30) days or less prior to the event date, and the date is not rebooked for an event of equal or greater value, CNJ reserves the right to retain all amounts paid to date.

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### 2. SECURITY DEPOSIT

1. A \$500 refundable deposit is required for all rentals.
2. The deposit will be refunded after the event, less deductions for:
  - Damages
  - Missing items
  - Excessive disarray
  - Overtime charges
  - Unauthorized use of the premises
3. If damages exceed the deposit amount, the Renter remains responsible for the full balance due.

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### 3. USE OF PREMISES

1. The premises may only be used for the purpose stated in this Agreement.
2. Unauthorized access to rooms, buildings, storage areas, or restricted spaces is prohibited.
3. Any unlawful, unsafe, disorderly, or disruptive conduct is strictly prohibited.
4. Venue reserves the right to stop any activity deemed unsafe or inappropriate.

## 4. RENTAL HOURS & OVERTIME

### Weekend Rentals

- Check-In: **Friday at 12:00 PM**
- Check-Out: **Sunday at 12:00 PM**
- Late Check-Out Fee: **\$500 per hour**
- An additional day may be added at **\$3,500 for a partial building** rental and **\$4,500 for a full building** rental.

### Event Hall Rentals

- Overtime Fee: **\$250 per hour**
  - Overtime must be pre-approved by Venue management and is subject to availability.
  - Unauthorized overtime may incur additional penalties.
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## 5. EVENT ACCESS & PACKAGE DETAILS

### Standard Event Hall Package

- General Access Begins: **9:00 AM**
- Ballroom Access Begins: **1:00 PM**
- Music/Vendor Access: **1:00 PM**
- Duration:
  - Weddings: **5.5 hours**
  - Other Events: **4 hours**

### Standard Package Restrictions

- No wall draping
  - No patio setup or design
  - No third-party rentals of tables, chairs, mechitzas, or props are allowed. Restricted to our in-house tables, chairs, and mechitzas. Upgraded chair package available - please inquire
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### Premium Event Hall Package

- Kallah Room Access: **7:00 AM**
- Ballroom Access: **9:30 AM**
- Photo Access: **11:00 AM**
- Patio Access: After **9:00 AM**

### Premium Package Includes

- Ballroom draping permitted
- Third-party Rental use of tables, chairs, mechitzas, and props allowed
- Mood lighting permitted
- Patio setup/design permitted (no tents)
- Early access the night before may be available, subject to scheduling

### Premium Package Terms

- Requests must be made at least **four (4) weeks prior** to the wedding or event date.

## 6. SETUP, DECOR & CLEANUP

1. All setups must comply with Venue guidelines.
  2. Decorations must be pre-approved by Venue management.
  3. The following are prohibited:
    - Structural modifications
    - Drilling into walls or ceilings
    - Nails, screws, tape, adhesives, or fasteners on surfaces
    - Hanging items from chandeliers or light fixtures
    - Fire-based décor
  4. Renter must remove all decorations, personal property, and trash immediately following the event unless otherwise approved.
  5. Premises must be left in reasonable condition. Additional cleaning charges may apply.
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## 7. CATERING & VENDORS

1. All caterers and vendors must be pre-approved by CNJ Events.
  2. Outside catering is permitted only with prior approval and subject to an **\$800 outside catering fee**.
  3. Additionally, caterers must pay a \$500 refundable deposit to cover any possible damages.
  4. All vendors may be required to submit proof of liability insurance and a Certificate of Insurance (COI) prior to the event.
  5. Venue reserves the right to deny access to any unapproved vendor.
  6. Caterers are responsible for:
    - Cleaning kitchen and prep areas
    - Sweeping and mopping used spaces
    - Removing all equipment after the event
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## 8. KOSHER & HALACHIC REQUIREMENTS

1. All food and catering must comply with Venue kosher standards.
2. Catering must be under approved Hashgacha.
3. Requirements of our Halachic standards include:
  - Glatt Kosher
  - Cholov Yisroel
  - Pas Yisroel
4. Events must comply with applicable halachic standards, including:
  - Proper modesty guidelines
  - Separate dancing arrangements where required
  - Compliance with Kol Isha restrictions when applicable
5. Photography and media must comply with Venue religious standards where applicable.

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## 9. VENUE RULES

The following are strictly prohibited:

- Smoking or vaping anywhere on the premises
- Smoke machines, confetti, fireworks, or pyrotechnics
- Open flames except approved votive candles
- Indoor ball playing or recreational sports activities
- Personal cooking or heating appliances in guest rooms including:
  - Hot plates
  - Toaster ovens
  - Pizza heating elements

Unauthorized equipment may be removed at management's discretion.

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## 10. SECURITY, LIABILITY & DAMAGES

1. Renter assumes full responsibility for all guests, invitees, contractors, and vendors.
  2. Renter is responsible for any damage, theft, injury, loss, or destruction occurring during the rental period caused by guests or vendors.
  3. Venue is not responsible for lost, stolen, or damaged personal property.
  4. Any repair or replacement costs will be charged to the Renter.
  5. CCTV cameras operate in the building and around the exterior grounds.
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## 11. CANCELLATION POLICY

All deposits made are **non-refundable**, regardless of cancellation reason. See **1. RESERVATION & PAYMENT TERMS** for more information.

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## 12. FINAL AUTHORITY

Venue management retains final authority regarding:

- Interpretation of this Agreement
- Event operations
- Safety matters
- Vendor approval
- Religious compliance standards
- Use of the premises

All decisions of Venue management are final.

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### 13. ACCEPTANCE OF TERMS

By signing below, the Renter acknowledges that they have read, understood, and agreed to all terms and conditions contained in this Agreement.

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#### RENTER INFORMATION

Name: \_\_\_\_\_

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

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

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

Event Type: \_\_\_\_\_

Event Date: \_\_\_\_\_

Guest Count: \_\_\_\_\_

Package Selected:  Standard  Premium  Partial Building Weekend  Full Building Weekend

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#### SIGNATURES

**Renter Signature:** \_\_\_\_\_

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

**CNJ Events Representative:** \_\_\_\_\_

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