



THE GOVERNOR  
*Thomas Bennett House*  
CIRCA 1825

<b>Wedding Rental Rates 2020</b>	
<b>Peak Season</b> <i>(March, April, May, June, September, October, November, December)</i>	
<b>Friday &amp; Saturday only</b>	<b>\$9,500</b>
<b>Holiday Rate</b> <i>(available Holidays: Memorial Day Weekend, Labor Day Weekend)</i>	<b>\$11,000</b>
<b>Off Season</b> <i>January, February only ( CLOSED July, August)</i>	
<b>Friday &amp; Saturday only</b>	<b>\$6800</b>
<b>Additional Costs</b>	
<b>Additional Hours</b>	<b>\$350/hr</b>
<b>Moving Furniture</b>	<b>\$250</b>

69 BARRE STREET  
CHARLESTON, SOUTH CAROLINA 29401  
843-789-1780

[WWW.GOVERNORTHOMASBENNETTHOUSE.COM](http://WWW.GOVERNORTHOMASBENNETTHOUSE.COM)

For information, please contact  
**Linda McCormick, House Manager**  
The Governor Thomas Bennett House  
Phone: 843-789-1780  
Email: [thomasbennetthouseinfo@rsfh.com](mailto:thomasbennetthouseinfo@rsfh.com)

# WEDDING RENTAL CONTRACT

## Capacity

The Gov. Thomas Bennett House is primarily an outdoor venue and may accommodate up to 200 guests. Ceremonies are held in the crescent garden and Receptions are held on the side lawn. Cocktail hour may be held on the main level of the house and piazza.

For functions that will be held exclusively indoors, group size is limited to (150) guests for hors d'oeuvres or a standing buffet reception and (70) guests for a seated dinner. Dancing and amplified music are only allowed outdoors on the side lawn.

## Rental Information

The rental fee covers only the rental of specified space. These areas include the house, the grounds and parking lot adjacent to the property.

The Client will provide all other services for the event including a licensed and insured: full service Charleston event planner, caterer, florist, musicians and bartending service, along with tables, chairs, linens, tableware, and tent rentals. No out of town vendors will be permitted.

The rental secures the house and gardens for a 5-hour event, exclusive of setup and breakdown. Additional hours may be purchased at a rate of \$350/hr. The house will open for the Bride's use at 10:00 am on the day of the wedding. Monday through Saturday events must end at 10:00pm. The House closes 1-hour after the event, breakdown may continue outside. The rental contract must be signed by the Client and accompanied by the deposit. Client must be present at the event.

The House contains many valuable antiques and other furnishings. No open flame candles are to be used inside. Protective glass tops and table pads may not be removed. Flower vases, food and drinks are not allowed on unprotected surfaces. No thumbtacks, nails, tape or wire may be affixed to any part of the property. Flowers are permitted to float in the top two tiers of the fountain, provided they are removed at the end of the event. In cooler months, gas log fires in the fireplace are available by special request.

## Event Planner

Due to the size of the property and event logistics at the Bennett House we require the use of a licensed, **full service Event Planner**. The planner must be approved in advance by the House Coordinator. If the planner has not worked at the Bennett House in the last 2-years they will be asked to meet with the House Coordinator before approval. The signed Event Planner Contract is due to the House Coordinator within (45) days of contract signing with the Bennett House.

The Event Planner must read and initial each page of this contract and must also sign the Event Planner Agreement (30) days prior to the event. At (30) days the Planner is also required to provide a timeline, tent layout, floor plan and delivery schedule for a final review.

A final walk through will be conducted with the House Coordinator at the end of the event with a checklist to ensure proper cleanup of house and grounds is complete. The Event Planner is required to stay for the entire event and final inspection. Failure to do so will result in full forfeiture of the Client's security deposit.

It is the responsibility of both Client and Vendors to leave the house and grounds in the condition that it is found to avoid full forfeiture of the Client's security deposit.

Client Initials: \_\_\_\_\_

Planner Initials: \_\_\_\_\_

## Payment

The completed contract with Client signature and 50% of the rental fee guarantees the event date. The 50% deposit will secure your date and is *non-refundable* for any reason. The remaining balance is due (6) months prior to the event. Payments may be made by check or any major credit cards; no processing fee is added. If making a payment by check, please make it payable to **The Governor Thomas Bennett House** and reference Client's name and wedding date on the check.

## Security Deposit

A \$500 refundable security deposit check should be written as a *separate check* and is due (30) days prior to the event date. The full amount of the security deposit check will be withheld and applied to any damages to the property that are incurred during the event. This includes but is not limited to event time overages, excessive clean up, moving of furniture or paintings from the walls without permission, or failure of Wedding Planner, Caterer or Vendor to check out with House Coordinator following the event. The security deposit check will be returned to Client, following completion of inspection. The client's security deposit will be forfeited due to any damages to the property at the time of the event and billed for any additional repair costs over and above the deposit amount.

**Cancellation Policy and Refund Schedule:** The 50% deposit paid at the time of booking event is non-refundable.

- 90 Days or greater prior to event - 75% of the remaining balance
- 60-89 Days prior to event - 50% of the remaining balance
- Less than 60 days - forfeiture of all funds

Request for refund and cancellation of event must be received in writing to the attention of:

The Gov. Thomas Bennett House

Attn: House Coordinator

69 Barre Street, Charleston, S.C. 29401

Personal Event Insurance is required from the client to ensure confirmation of event at the Gov. Thomas Bennett House. Riders may be added to personal insurance or separate plans may be purchased online. The policy must be obtained in the amount of \$1,000,000 for general liability coverage and names the Gov. Thomas Bennett House as additional insured.

## Security Officers

A security officer is required for all wedding events and will be posted at the front entrance of the House on Barre Street during the time of the reception. The cost of the security officer for a 4-hour is included in the contract price. Security is provided by the City of Charleston Police Dept. and scheduled by the House.

## Tents

Tents are not included in the rental fee of the venue. Because this is an outdoor venue, tents are recommended on the side lawn adjacent to the crescent garden for receptions. A diagram of the tent layout, along with the setup and breakdown schedule, must be approved by the House Coordinator (30) days prior to your event.

Permanent tent anchors are in place on the side lawn for use of 40x70 or 40x60 framed tent, and a 60x60 sailcloth tent. A 20x60 can be added to the framed tents for full lawn coverage. Please refer to the tent diagrams on the website. No other tent sizes will be permitted. It is recommended that tent legs are 10ft tall to give the best view of the Fountain Wall on the Side Lawn, especially if cake cutting or other wedding moments will take place there. The Crescent Garden in front of the House may be covered by a 40x55 tent in the case of inclement weather.

Client Initials: \_\_\_\_\_

Planner Initials: \_\_\_\_\_

The Gov. Thomas Bennett House advises tent shares for back to back event days. The House Coordinator will put both wedding planners in touch to arrange the tent sharing details. We encourage cooperation between all parties to benefit from a tent share.

It is advised that tents are used when there is a chance of rain in a forecast that is 40% or greater. We make every possible effort to have the grounds in perfect condition for your event. We also have a responsibility to our clients whose events follow yours. As good stewards of the property, we maintain the right to make the final decision on the addition of tents and/or flooring at the client's expense pending inclement weather. This decision is made only for the protection of your guests, our property and to ensure a successful event.

The Gov. Thomas Bennett House is not responsible for tent permits and liability if not obtained. Permits are the responsibility of the Client, Planner and Tent Vendor.

### **Parking**

Complimentary parking is available for evening and weekend events in the Barre Street Parking Lot, adjacent to the House. Parking is available after 4:00pm on weekdays and 9:00am for weekend events.

### **Ceremony Rehearsal**

A 1-hour rehearsal may be held the day before the wedding. Please consult the House Coordinator for available times.

### **Bridal Portraits**

There is **no** charge for a 2-hour bridal portrait session with a photographer. Appointments are required and may be scheduled Monday – Thursday between the hours of 10am – 3pm. The bride may arrive 30 minutes prior to dress before the session begins. Please consult the House Coordinator to schedule.

### **Bride and Groom Departure**

Flower petals may be thrown, provided the planner removes them at the end of the event. Silk flower petals and rice are not allowed. Loose birdseed may be thrown in the garden area only. Bubbles are allowed but may not be thrown in the fountain. *Sparklers, wishing lanterns and fireworks are not allowed due to fire hazards.*

### **Catering and Bar Service**

Catering and Bar Service must be approved by the House Coordinator. We reserve the right to disallow a vendor. They must be a licensed, insured company operating in Charleston County. All beverages must be served in a cup or glass. No bottles or cans. We also do not allow straws or stirrers onsite. The Governor Thomas Bennett House does not allow the bar service to serve "alcohol" shots during the event.

The signed Catering and Bar Service contract must be completed and signed by vendor at least (30) days before the event date.

A small dumpster is provided for the catering and bar service to use. Catering is responsible for pulling the dumpster out of its enclosure to allow for easier access. If the lid of the dumpster does not close at the end of the night, the remaining trash bags must be taken with vendor. If trash is not removed or the dumpster is left overflowing, the clients deposit will be forfeited.

The House Coordinator may require a copy of license or permit to serve alcoholic beverages. Client will hire a licensed and insured bartending service that is adequately covered with a liquor liability insurance policy to serve alcoholic beverages.

Client Initials: \_\_\_\_\_ Planner Initials: \_\_\_\_\_

**Permits and Licenses**

The Client and Planner are responsible for securing all necessary permits. This includes but isn't limited to tents, fire, catering. We may request a copy of additional permits to keep on file.

The Client is responsible for hiring licensed and insured vendors. The Gov. Thomas Bennett House may require client and vendors to procure additional insurance and list the Governor Thomas Bennett House as the additional insured.

The Client is responsible for abiding by the ordinances of the City of Charleston and the laws of the state of South Carolina. The Client will be solely responsible for the behavior and safety of guests in attendance.

**Music and Dancing**

The only music permitted inside the house is non-amplified instrumental music, such as chamber music, harp or flute; bands and DJs are not permitted in the house. There is a baby grand piano located in the foyer that may be used at no additional cost. Dancing is not allowed inside the House to protect the historic and structural integrity of the building and piazza.

Non-amplified or low-amplified music is allowed in the Crescent Garden. Bands/DJs are allowed on the side lawn only to provide amplified music for dancing. The House Coordinator has the discretion to ask the band/DJ to lower the music if it is too loud or inappropriate. The House is in a residential neighborhood and all events/activities planned for outside areas must be of a character that will not disturb neighbors. *See Charleston County Noise Ordinance Codes for Residential Neighborhoods.*

**Due to local area noise ordinances, events are required to end at 10 p.m., and a decibel level of approximately 60 decibels must be maintained for amplified music. Sorry, no exceptions!**

All bands and DJs must be approved by House Coordinator prior to booking. The band must return the signed Musicians Contract (30) days before the event date and understand our noise level restrictions.

Any fines incurred for not complying with this ordinance are the responsibility of the client and will be billed following the event.

**Hazardous Weather Conditions**

The Gov. Thomas Bennett House is an outdoor venue. Weather conditions are unpredictable and a rain plan should be in place if needed. In the event of a hurricane, tornado, severe thunderstorm, etc., the owner/operator reserves the right to mandate taking shelter indoors or to evacuate the premises for the safety of the guests.

**Roper St. Francis Healthcare Policy**

The City of Charleston Tobacco Free Medical District has ruled the downtown location for MUSC and Roper Hospital as a Tobacco Free Zone. This zone extends beyond the House and onto Barre Street to Bull Street. Tobacco use of any kind on the street is prohibited in this area. Smoking for guests during events must remain inside the gate on the property in the designated smoking area provided. There is absolutely NO smoking allowed inside the House!

Client Initials: \_\_\_\_\_

Planner Initials: \_\_\_\_\_

**Handicap Access & Service Animals**

The main level of the house is handicapped accessible by means of an elevator/lift in the kitchen. There is a single handicapped parking space adjacent to the elevator entrance for the purpose of accessing the elevator. Please notify House Coordinator if handicap assistance will be needed for the event.

Only service animals are allowed on the premises during an event. The House Coordinator must be made aware that a service animal is needed on the premises during an event, and permission is obtained. Pets are not permitted in the House or on any of the grounds surrounding the house or on any of the property owned or leased by Roper St. Francis Healthcare.

**Terms and Conditions**

All terms of rental are subject to change without notice. Although every attempt will be made to provide the house, fixtures and equipment to be in good condition and in working order, certain conditions are beyond control. The Owner does not guarantee and bears no responsibility for equipment or fixtures failure, or unsuitability of any portion of the house and garden due to act of God, natural disaster, fire or other catastrophes.

**Client/Event Planner Information**

The house will be closed the day after the wedding with no access to retrieve lost items. Please designate someone to be responsible for gathering all items left behind at the end of the event.

Picking up left articles, cleaning the House and Grounds following an event is the responsibility of the Client, Planner and Vendors.

It is preferable to close the upstairs to guests at the time of the wedding reception and cocktail hour to reduce wear and preserve the integrity of the historic staircase.

If food or drinks are provided for the bridal party on the day of the wedding, please remember to include bottled water, plates, cups, champagne glasses, etc. and utensils. Small coolers of ice and drinks may not be set on hardwood floors. Furniture surfaces should be protected where food and drinks are served.

Vendors are not permitted to drink alcoholic beverages onsite at any time before, during or after an event. Should a vendor be found drinking, the client’s security deposit will be forfeited.

No illegal drugs are permitted at the Gov. Thomas Bennett House! Should any drugs be found before, during or after an event, Security will be notified and the \$ 500 Security Deposit is immediately forfeited. Persons involved will be escorted off property immediately by Security and could be subject to arrest by authorities.

Inappropriate photographs are not permitted at any time. Any guests of the House found doing so will be asked to leave immediately.

Client Initials: \_\_\_\_\_

Planner Initials: \_\_\_\_\_

# The Governor Thomas Bennett House Client Contract

Rental Contract for: \_\_\_\_\_ Fiancé: \_\_\_\_\_

Date of event: \_\_\_\_\_ Rental Fee: \$ \_\_\_\_\_

Type of event: \_\_\_\_\_ Hours of event: \_\_\_\_\_

Ceremony Time: \_\_\_\_\_ Ceremony Location: \_\_\_\_\_

Anticipated number of guests: \_\_\_\_\_ Extra event hours required: \_\_\_\_\_ @ \$350/hr.

**MANDATORY: All Clients must acquire the services of a licensed, Charleston Event Coordinator.**

Event Planner Name Email & Phone: \_\_\_\_\_

Catering Contact & Email: \_\_\_\_\_

Bar Service Contact & Email: \_\_\_\_\_

Florist Contact & Email: \_\_\_\_\_

Cake Contact & Email: \_\_\_\_\_

Rental Company Contact & Email: \_\_\_\_\_

Tent Company Contact & Email: \_\_\_\_\_

Ceremony Musician Contact & Email: \_\_\_\_\_

Reception Musician Contact & Email: \_\_\_\_\_

Photographer Contact & Email: \_\_\_\_\_

**Special Needs:**

Furniture relocation

Use of Piano

Group Tours

Handicap access

\*Event dates are not guaranteed without receipt of signed contract and receipt of a minimum of 50% deposit for event, excluding security deposit (see deposit terms in contract). Event dates will only be held for twenty-one (21) days from mailing of contract.

Client agrees to indemnify and hold harmless Roper St. Francis Healthcare and its employees against any and all claims and liability for injury or damage, whether to person or property that arises as a result of negligent acts of the Client and guests, specifically including all claims for liability resulting from the service and consumption of alcoholic beverages by Client, Client's agents or guests.

**I have read and understand all aspects of this contract and will adhere to its contents.**

Bride's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Bride's Address: \_\_\_\_\_

Bride's Phone: \_\_\_\_\_ Bride's E-mail address: \_\_\_\_\_

Client Initials: \_\_\_\_\_

Planner Initials: \_\_\_\_\_

## METHOD OF PAYMENT

Please make checks payable to **The Governor Thomas Bennett House**  
and reference Client's name and event date.

Mail to: **The Gov. Thomas Bennett House, 69 Barre Street, Charleston, SC 29401**

Name of Client/Event: \_\_\_\_\_ Event Date: \_\_\_\_\_

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

Check  Credit Card  (please indicate type of card & provide following information) Amount \$ \_\_\_\_\_

American Express

Discover

MasterCard

Visa

*\*Credit Card payments can be made by phone (843) 789-1780.*

Credit Card Number: \_\_\_\_\_

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

Security Code: \_\_\_\_\_

*(3 digits on back of card. For AMEX, 4 digits on front of AMEX.)*

Name on Credit Card: \_\_\_\_\_

Statement Billing Address: \_\_\_\_\_

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

Signature: \_\_\_\_\_

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

Client Initials: \_\_\_\_\_

Planner Initials: \_\_\_\_\_



# The Governor Thomas Bennett House Caterer and Bar Service Agreement

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

Arrival/Set-up Time: \_\_\_\_\_

Bar Tending Service: \_\_\_\_\_ Phone: \_\_\_\_\_

Arrival/Set-up Time: \_\_\_\_\_

Client Name: \_\_\_\_\_ Event Date: \_\_\_\_\_

A small dumpster is provided for the catering and bar service to use. Catering is responsible for pulling the dumpster out of its enclosure to allow for easier access. If the lid of the dumpster does not close at the end of the night, the remaining trash bags must be taken with vendor. If trash is not removed or the dumpster is left overflowing the clients deposit will be forfeited.

The Caterer and Bar Service are responsible for all trash removal and clean up from their work space. At the end of the evening a representative with the company(ies) **must** check out with the House Coordinator. We are happy to provide you with a copy of the check list if you do not already have one.

Alcohol must be served in cups or glassware only - no bottles or cans.

**Client is responsible for securing necessary permits and licenses including, but not limited to, those for alcoholic beverages.** The House Coordinator may require a copy of license or permit to serve alcoholic beverages. In the event Client serves alcoholic beverages, Client shall hire a licensed bartending service that is adequately covered under a liquor liability insurance policy to serve such beverages or Client shall procure a liquor liability insurance policy covering the event described within this Rental Contract with limits acceptable to The Governor Thomas Bennett House, and shall name The Governor Thomas Bennett House as an additional insured under this liquor liability insurance policy. Client shall produce proof of such insurance coverage upon request of the house coordinator.

**Below Please Provide List of Any Rentals Being Coordinated by the Catering or Bar Service (additional kitchen equipment, tent, tables and linens, tableware, etc):**

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Rental Equipment Setup Date: \_\_\_\_\_ Setup time: \_\_\_\_\_

Rental Equipment Pick up Date: \_\_\_\_\_ Pick up Time: \_\_\_\_\_

Has the equipment set up date/time and pick up date/time been scheduled with the House Coordinator?  Yes  No

If a kitchen tent is ordered, has the rental company been instructed to not use stakes and to coordinate tent setup and breakdown with the House Coordinator?  Yes  No

Cleaning of the house after the event is the responsibility of the Client to make arrangements with the caterer. Cleanup must include: removal of all rental tables, chairs, and fixtures immediately after the event, all trash pick-up and removal from the premises (including piazza and garden areas), sweeping of all floors and clean-up of spills from piazza and house floors and furniture, wiping off of all surfaces where flower arrangements, food or beverages were placed, complete cleaning of the kitchen, including damp-mopping kitchen floor, returning house furniture to the original location. **All fried food must be cooked outdoors!**

Caterer agrees to indemnify and hold harmless Roper St. Francis Healthcare and its employees against any and all claims and liability for injury or damage, whether to person or property that arises as a result of omission or negligent acts of the caterer and its employees. **Caterer agrees to add The Governor Thomas Bennett House as an additional insured under Caterer's general liability insurance policy for the event specified within this Caterer's Agreement.**

**I have read and understand this contract and will adhere to its contents.**

Caterer Signature: \_\_\_\_\_

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

Bar Tending Service: \_\_\_\_\_

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

Client Initials: \_\_\_\_\_

Planner Initials: \_\_\_\_\_

# The Governor Thomas Bennett House Musician Agreement

House Coordinator must approve band and music location, before it is booked.

Name of Client/Event: \_\_\_\_\_ Event Date: \_\_\_\_\_

Musician for Ceremony: \_\_\_\_\_

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

Musician for Reception: \_\_\_\_\_

Description of music: \_\_\_\_\_

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

**Music inside the House:** The only music allowed inside the house is non-amplified, instrumental music, such as chamber, harp or flute music. There is a baby grand piano in the foyer that may be used at no additional cost upon approval of House coordinator. **Dancing is not allowed inside the Governor Thomas Bennett House** in order to protect the historic, structural integrity of the building and piazza.

**Music on the Grounds:** As mandated by the Charleston County Noise Ordinance Codes for Residential Neighborhoods, the volume levels from music and/or announcements **must be approx. 60 decibels during the event.** The House Coordinator, will monitor the decibel levels throughout the event and has the discretion to ask the band or DJ to lower the music if it is too loud or inappropriate. The Governor Thomas Bennett House is in a residential neighborhood and, as such, all events/activities planned for outside areas must be of a character that will not disturb neighbors. Cooperation with this policy is appreciated during events and break-down to avoid calls to police, which could result in fines to the band and/or Client.

**\*Due to local area noise ordinances, events are required to end at 10pm. Sorry, no exceptions.**  
**Please be advised that the last song of the evening must begin no later than 9:45 pm to ensure the final departure of the evening by 10:00 pm.**

The musician must provide all equipment, furniture and power cords necessary. Power supplies available are three standard, residential 30-amp separate dual faceplate outlets. It is the responsibility of the musician to locate and plan power needs. The power cords will need to be taped down for safety measures. Please see Site Plan on website for questions regarding set up. The grounds must be left in the same condition that it was found. All trash must be removed from stage and surrounding area.

Musician agrees to indemnify and hold harmless Roper St. Francis Healthcare and its employees against any and all claims and liability for injury or damage, whether to person or property that arises as a result of omission or negligent acts of the Musician and its employees. Musician agrees to add The Governor Thomas Bennett House as an additional insured under Musician's general liability insurance policy for the event specified within this Musician's Agreement.

**I have read and understand this contract and will adhere to its contents.**

Musician: \_\_\_\_\_

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

Client Initials: \_\_\_\_\_

Planner Initials: \_\_\_\_\_