SNOWSTORM PROPERTIES LLC

CORPORATE HEADQUARTERS & LUXURY HOSPITALITY OPERATIONS

Villa Fodera - Private Villa/Mansion Estate

EXECUTIVE OFFICES
Villa Fodera Estate: 2175 Longview Dr, Bushkill, PA 18324
Shelton@snowstormproperties.com
Direct Executive Channel: (757) 589-0577

WEDDING & EVENT SERVICES AGREEMENT • INTIMATE TIER (15–75 GUESTS)

TIER 1: MAX 75 ATTENDEES

Dual-Structured Agreement Framework: This Event Services Agreement is entered into between **Snowstorm Properties LLC / Villa Fodera LLC** ("Venue") and the designated **Client(s)**. The Client acknowledges that occupancy operates under an integrated dual structure: **(1)** A primary residential accommodation booking (governed by residential lodging terms for up to 20 overnight guests), and **(2)** A specialized commercial event authorization governed exclusively by this Agreement for hosting event activities on the 7-acre estate.

1. CONTRACTING PARTIES & EVENT SCHEDULE

Client Legal Name(s):	_____	**Contact Phone:**	_____
Client Email Address:	_____	**Booking / Res ID:**	VF-EV-75-_____
Lodging Dates:	Check-in: _____/_____/202___ to Check-out: _____/_____/202___	**Confirmed Event Date:**	_____ / _____ / 202___
Authorized Event Hours:	Start: _____:_____ AM/PM — Curfew: 10:00 PM (Firm)	**Guest Capacity:**	**15 to 75 Maximum**

2. FINANCIAL ITEMIZATION & COMPREHENSIVE VALUATION SCHEDULE (15–75 GUESTS)

Category	Investment	Scope & Service Description	Billing & Settlement Channel
Estate Lodging (Residential)	**$7,586.54**	Exclusive residential estate occupancy for up to 20 overnight guests across all luxury suites.	Paid via booking channel / Villa Fodera LLC.
Wedding Reception Fee (15–75)	**$5,500.00**	Commercial venue authorization granting exclusive event access to common areas and grounds for 15–75 attendees.	Direct to Snowstorm Properties LLC.
On-Site Event Staffing	**$2,200.00**	Mandatory setup, equipment coordination, guest arrival staging, parking direction, and property monitoring.	Direct to Snowstorm Properties LLC.
Event Turnover & Restoration	**$850.00**	Post-event commercial sanitation, ground sweep, waste haulage to bear-proof bins, and mansion restoration.	Direct to Snowstorm Properties LLC.
Subtotal (Event Services)	**$8,550.00**	**Excludes residential lodging booking and applicable Pennsylvania state tax ($5,500 + $2,200 + $850).**	
PA State Event Tax (6%)	**$513.00**	Mandatory Commonwealth of Pennsylvania sales & event services tax on event subtotal ($8,550.00 × 6%).	
TOTAL EVENT AUTHORIZATION	**$9,063.00**	**Complete turn-key event valuation (Event Subtotal $8,550.00 + PA 6% Tax $513.00).**	
TOTAL PACKAGE VALUATION (LODGING INCLUDED)	**$16,649.54**	**Comprehensive Combined Investment: Residential Lodging ($7,586.54) + Total Event Authorization ($9,063.00).**	

3. PAYMENT MILESTONES & DEFAULT TERMS (COMPREHENSIVE PACKAGE VALUATION: $16,649.54)

MILESTONE 1: NON-REFUNDABLE EVENT DEPOSIT

Deposit Due: $2,500.00
Due Date: Due upon contract execution (or no later than 90 days prior to check-in).
Purpose: Formally secures the event date on the estate calendar, locks dedicated event staffing crews, and initiates municipal and community notifications. Non-refundable upon receipt.

MILESTONE 2: FINAL BALANCE (LODGING INCLUDED)

Total Remaining Balance: $14,149.54
[Total Package $16,649.54 – Initial Deposit $2,500.00 = **$14,149.54**, comprising Residential Lodging of $7,586.54 + Remaining Event Balance of $6,563.00]
Due Date: Due in full no later than **30 calendar days prior** to check-in.

Mandatory Notice on Default & Reversion of Status: If the final event balance ($6,563.00 remaining event fees or full package balance) is not settled in full at least 30 calendar days prior to the check-in date, the event authorization is voided. The reservation automatically reverts to a **Standard Residential Stay** strictly capped at a maximum of 17 occupants (Client + 16 guests). Under standard residential status, all wedding ceremonies, receptions, external caterers, rental equipment, outside vendors, and day visitors are strictly prohibited from entering estate grounds.

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OPERATIONAL STANDARDS, VENDOR COMPLIANCE & EXECUTION • 15–75 GUESTS

LEGAL PROVISIONS

4. OPERATIONAL SPECIFICATIONS & ESTATE LIMITATIONS

1. **Capacity Strictures:** The event is strictly authorized for a maximum of **75 total attendees** (inclusive of wedding party, guests, and day visitors) and a maximum of **20 overnight guests**. Any headcount exceeding 75 constitutes a material contract breach.
2. **Commercial General Liability & Vendor COIs:** All outside commercial vendors (caterers, tent rental companies, mobile bars, DJ/bands, photographers) must provide a Certificate of Insurance (COI) verifying a minimum of $1,000,000 in General Liability coverage, naming *Snowstorm Properties LLC* and *Villa Fodera LLC* as additional insureds, submitted at least 14 days prior to event.
3. **On-Site Property Stewardship:** Snowstorm Properties LLC staff will oversee utility loads, manage parking queues, monitor smart-estate infrastructure, coordinate emergency egress corridors, and ensure the property remains protected throughout the function.
4. **Sound Ordnance & Curfew Compliance:** In strict accordance with municipal and community covenants, outdoor amplified music, live acoustic bands, and high-decibel announcements must cease promptly at **10:00 PM**. Guests may continue indoor celebrations with volume adjusted to prevent outdoor spillover.
5. **Restoration & Turn-Around:** Professional cleaning crews will initiate a dedicated 2–3 hour deep clean of the event grounds and common areas. In accordance with guest privacy protocol, cleaning crews will not enter private suite quarters unless explicitly requested.
6. **Parking & Traffic Logistics:** All vehicles must be staged within designated paved bays or gravel parking zones. No vehicles may park on manicured lawns, septic drainage fields, or obstruct access roadways.
7. **Wildlife & Bear-Proof Refuse Regulations:** All caterers and service staff must continuously deposit food scraps and refuse directly into the estate's heavy-duty bear-proof receptacles. Food or open trash left unattended outdoors is strictly forbidden.

5. INCLEMENT WEATHER RESCHEDULING ("ACT OF GOD" CLAUSE)

Villa Fodera provides an industry-leading transparent weather protection policy to ensure your wedding vision is realized without financial forfeiture:

- **The Rescheduling Trigger:** If official National Weather Service forecasts indicate a **50% or greater probability of sustained rain** or winds exceeding **30 mph** for the event date, the Client possesses the unilateral right to reschedule the event.
- **Communication Window:** The Client must formally invoke this option in writing via email to `Shelton@snowstormproperties.com` no later than **seven (7) calendar days prior** to the scheduled date.
- **Date Transfer & Fee Waiver:** 100% of all paid deposits and event fees will transfer dollar-for-dollar to any mutually agreed available future date within 12 months. Villa Fodera will assess zero rescheduling penalty fees.

6. TRANSPARENCY DISCLOSURE: COMMUNITY ENFORCEMENT & ZERO-TOLERANCE EVICTION

Zero Tolerance for Unauthorized Gatherings: Villa Fodera operates under strict regulatory compliance with the Pocono Ranchlands community and local municipality. If an unauthorized event (exceeding residential occupancy or deploying commercial event equipment) is attempted without executed contracts and cleared balances, **Pocono Ranchlands Public Safety / Security and local law enforcement will immediately dispatch to the property**. All attendees and overnight occupants will be escorted off premises, the booking cancelled with immediate effect, and 100% of all monies forfeited.

7. BINDING EXECUTION & AUTHORIZATION

By affixing formal signatures below, the parties confirm they have read, understood, and agreed to all financial schedules, capacity limits, rules, and default terms set forth in this 2-page Agreement.

Primary Client / Responsible Party Signature
Printed Name: _____
Date: _____ / _____ / 202___

Authorized Executive Signature
For: **Snowstorm Properties LLC / Villa Fodera LLC**
Date: _____ / _____ / 202___