



Barn Star Events, LLC Wedding Facility Fees

Friday (11AM – 8PM) & Saturday (9AM-11PM) - \$5,700

Thursday (11AM – 8PM) & Friday (9AM-9PM) - \$5,100

Friday Only-(9AM-9PM) -\$3600

Saturday Only- (9AM-11PM) -\$4,200

Sunday Only (9AM-9PM) - \$3,600

Wedding Ceremony Fees includes:

- ❖ Outdoor Ceremony Area with white chair seating of up to 175 white chairs. (No cover or tent are available nor can be offered for rental by Barn Star Events. You are responsible for obtaining, setting up and using a tent if desired. If additional labor and work is needed to dry or rearrange chairs to accommodate your ceremony, there will be an additional \$300 charge.)
- ❖ Barn opens at 9am for one day rentals (No storing of wedding items before or after event). One day weddings and related activities are to be held only on the day booked beginning at 9AM.
- ❖ Tables (20 – 8-foot white tables & 5– 6-foot tables) and chairs to accommodate UP TO 175 total -- 140 inside seating and additional 35 outside reception guest seating at picnic tables. (Additional guests over 175 will set up outside at a charge of \$5 per person and a tent is recommended. White table clothes for the 8ft tables available for use. Placement of table clothes are your obligation. Décor, colors and decorations are up to you.
- ❖ Sign-in table, gift table, etc., designated cake area, drink area & optional beer/wine serving area with additional charge.
- ❖ Amazing picturesque settings and props for photography including antique tractors, silo, and a 1940s truck.
- ❖ Outdoor picnic table seating with umbrellas, corn-hole boards for guest enjoyment.
- ❖ Bridal dressing area that is air conditioned
- ❖ Separate groom's "man cave" on property
- ❖ Restrooms in the barn that are handicap accessible
- ❖ Catering space with staging area NO ONSITE FOOD COOKING, we are not a commercial kitchen. Use is for reheating and serving/prep only. Kitchen includes stove, microwave, large commercial icemaker, sink and refrigerator with small freezer.
- ❖ Dance floor area
- ❖ Sound system with Bluetooth available inside the barn, with microphone for use (designated DJ recommended)
- ❖ Flat convenient parking; all areas handicap accessible. parking attendants for event
- ❖ Very easy convenient location for all guests to locate and travel to and from
- ❖ **Do NOT park/drive on concrete walkways, (\$500 fine)**
- ❖ Hosts on site to aid and assist in friendly and helpful manner during wedding day
- ❖ Meeting time (up to 1.5 hours; no more than 2 visits) for planning with additional vendors; additional time over this amount will be charged \$50 per hour.
- ❖ Trash removal (must be bagged and left for pickup)
- ❖ Gas Outdoor Fire pit available for 50\$ an hour
- ❖ On Site services available (additional fees)

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Weddings, Rehearsal Parties and Other Private Events

We enjoy the guests we serve as well as the relationships that we build in the process of planning and hosting your event and it is our intent and will to provide you the most honest, courteous, and inclusive service possible so that you and your guests will not only enjoy their time at Barn Star Events but will look forward to the next visit. We reserve the right, however, to refrain contracting use of our facilities for any reason that gives warrant for concern to our business or staff. We also reserve the right to end your event with violation of this agreement early for safety and security reasons. We thank you for your interest in Barn Star Events!

Each event will have a defined START time and a defined END time. Decorators, florists, bakers, wedding parties, etc. Must be aware of event START time. Events that run past event END time will be billed \$250 for each additional hour on site. Events at Barn Star Events must start cleaning up **ONE-hour prior to END time with the facility and parking areas CLEARED** thirty minutes after END time.

Retainer and Payment Policy

To secure a date at the Barn Star Events, we will **MINIMALLY** accept **\$1,500 NONREFUNDABLE RETAINER**. If the contract, rules, expectations and safety are not followed by you and your guest during your event, we reserve the right to add additional fees as are described in this contract. After receipt of this retainer, we will confirm your event date. After receipt of this retainer, you are obligated to fulfill the **full payment prior to the 14 days before your event**. The fill-in form at the end of this contract will serve as your understanding and adherence to all information included on this document. Money received as a retainer acts as agreement and understanding of this contract, and receipt only of it will secure the date (not just the signed paperwork.) Guest count and vendor information is required 14 days prior to your event, and any additional charges for alcohol service, additional items, etc. Barn Star Events reserves the right to cancel the event without refund of any amount if not **paid in full 14 days prior to the event**. You will be charged a late fee for overdue invoices. *Additional charges that may arise from additional guests, alcohol use that was not indicated initially, extra cleanup or guest overage/damage will be communicated, and charges accrued will be due immediately following the event or a collections process will begin.* We accept credit card via PayPal with a processing fee of 4% with card being kept on file but checks and cash are welcomed. If any check is returned by the financial institution, or a credit card is declined, Client must arrange for alternate payment within forty-eight (48) hours of notification and will be responsible for the rejected amount. If the payment is a returned check, a fee of \$35 will be charged. We will make you aware of the charge amount before applying to the card. **Forms & Payments sent to: Barn Star Events 2436 Jonathan Creek Road; Waynesville, NC 28785. Credit card payment may be taken by phone call.**

Cancellation Policy

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ALL PAYMENTS & RETAINERS ARE NON-REFUNDABLE AND NON-TRANSFERRABLE

Events that are in contract and cancel within 90 days of their event will be liable for 50% of the **remaining** balance due. Clients that cancel within 30 days of the event will be billed for payment in full. This is not negotiable. Your retainer and contract are for the date intended, need to move the date for

whatever reason, negates the contract and may leave you responsible for the full cost associated with two dates. **If Barn Star Events is open and rescheduling is due to a client issue or concern, an additional \$1500 will be added to the remainder bill to secure another date; again if that rescheduling is within 90 days of the original booked date, half of the remainder will be due as well on top of the new \$1500 for reserving a new date AND a new contract (based upon new rates and information currently in use) are required. Again, tying up two dates will require a second retainer AND a NEW CONTRACT (at the new/current rate) as the first deposit goes towards the first date held and not used.** Initial _____

Outside Vendors

At Barn Star Events, we support other local businesses. We can provide a list of preferred vendors, but setup, payment and execution of food, beverage, decorations, linens, bakers, musicians, etc. are solely and completely up to you. We strongly recommend at least a day of coordinator for your wedding party planning and ceremony assistance; as well as for the flow of events for your reception. We do have some on site services available for day of coordination and other services, inquire for more information.

Any outside vendor that requires special electrical hook-ups, special attractions, etc. must be made aware of in advance to Barn Star Events and approved, as well as you must provide full details regarding their role in any particular event (i.e. contact name and phone number, insurance, arrival/set up time, etc.) **ANY FOOD TRUCK NEED TO BRING AND USE THEIR OWN GENERATOR AS WE DO NOT HAVE RESOURCES TO POWER THAT EQUIPMENT.** This goes for any additional electrical use beyond standard service in the barn. **All cleanup must be done by the caterer or done by you or there will be an additional charge.** Caterers are to be from state-inspected food institutions and currently hold a passing sanitation grade, however, if you choose not to do so, any food-borne illness or contamination/sickness of any guests is NOT our responsibility and Barn Star Events WILL NOT be held liable.

Vendors, photographers & decorators, etc. are asked to work with us in a courteous and respectful manner. Music played at your event is your responsibility, and a designated individual is recommended. **If not, and Barn Star Event staff must assist with music in any way, an additional charge of \$300 will be billed.** Music must be kept at a reasonable and respectful level for our community, and must end at 10:30PM or earlier.

Note: Vendors noncompliant with the conditions of Barn Star Events will be asked to leave and not be allowed on property at the time of the event or future events.

- \$500.00 fee for outside rental of tables and chairs for breakdown, storage, and re setup.

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Alcoholic Beverages

Barn Star Events **demands strict adherence** to state laws regarding alcohol consumption during your WEDDING event. The serving of alcohol (**ONLY BEER, WINE, or champagne– provided by you**) at your WEDDING RECEPTION event will require payment of an additional \$400. (alcohol is only accessible during the actual

event, not during preparation) There is an additional charge for alcohol consumption and service during Friday rehearsal for up to 2 hours. **THERE IS ABSOLUTELY NO LIQUOR ON THE PROPERTY ANYWHERE, AT ANY TIME.** Anyone possessing liquor will be asked to leave. No serving to anyone under 21 and those in question will be asked to show ID. There will be no alcohol service permitted if either the bride or groom are under the age of 21. PLEASE NOTE: No alcohol consumption in the parking area OR going to and from the man cave once the wedding has started. **If you decide to offer BEER OR WINE during your event, you must understand and adhere to the following:**

Any and all liabilities arising from the consumption of alcoholic beverages on the premises are the responsibility of you, the Client. This includes behavior, physical, emotional, or verbal conflict or injury and driving impairment and subsequent damage as a result. All North Carolina State Laws and Federal Laws must be adhered to at all times.

Service requirements are as follows:

- i. All alcohol must be provided by a single person with their name listed as responsible for alcohol provided to BSE. Only beer and wine can be served by an approved Barn Star Events staff. (Consumption is only during event hours.)
- ii. No alcohol can be served unless there is also food provided and the client must provide all.
- iii. Service will be closed at least 30 minutes before Client's tear down time begins or at the need of designate staff due to issues with guest actions/behavior
- Iv. One (1) bartender is a minimum requirement, additional staff may be necessary to ensure adequate service levels at an additional cost depending on the number of guests. These basic rules apply to the serving of beer and wine (and/or champagne) only.

Barn Star Events reserves the right to evict Clients and/or their guests from the property or to close the bar at any time during the event. **Guests will NOT be allowed to bring their own alcohol to the event. Additionally, at NO TIME will any guests be allowed to return or go back and forth to their vehicle or the man cave during the event. A \$1,000 fee/fine will be applied if drinking liquor or unapproved, not served beer or wine.**

We do not support underage drinking and reserve the right to check I.D. as well as refuse service to anyone showing signs of extreme intoxication and reserves the right to alert local law enforcement whenever necessary. Failure to comply will result in immediate ending of event and additional fees for violation of this contract.

Wedding Rehearsals

Day before wedding rehearsals are available with a one day rental for additional \$1,500 (11am-8pm). Saturday and Sunday only bookings must set-up, hold the event, and cleanup all in the day of rental, hence the reduced rate. Any additional clean-up time will charge an additional \$250 per hour. There is a flat charge for rehearsals outside of your booked event Monday –Thursday evenings for wedding rehearsal and planning only (not a rehearsal dinner) and is available for one-hour max at a flat charge of \$250.

The client will be liable for any and all damages (including those of your guests) to the facility or grounds that occur during the event. Damages also include rental items found missing/stolen/damaged during the Event. All items and personal belongings brought into the barn and grounds must be cleared at the end of your event.

Violation of any rules, regulations or responsibilities will result in additional fees. If the cost of damage is not paid immediately, or within seven days, legal action will be taken.

Add-on alcohol service, assistance with music, and additional food service assistance or request is due a minimum of 14 days prior to your wedding. Payment for these services is due before or upon your arrival. Additional add-ons can be invoiced and paid at the conclusion of your event.

Our agreement details are to protect the usage of our facility and our business into the future, as well as for you the individual and/or agency responsible for the event.

We ask for upfront and accurate information from you and in turn will always do the same. *Barn Star Events reserves the right to photograph any event in a "non-specific" manner to obtain images of our event facilities in use unless you notify us of the contrary. These photographs may be used in general promotional materials including Web site photo galleries, Facebook, Instagram, and Snapchat, etc.*

REQUIRED FOR ALL EVENTS HELD AT BARN STAR EVENTS, DAY-OF EVENT INSURANCE

Client is required to obtain a "day-of" insurance policy covering the Event Date in the minimum amount of the following: \$1,000,000 per occurrence/\$2,000,000 general aggregate in a form and amount satisfactory to Provider. This shall include alcohol liability as well. A certificate of insurance naming Barn Star Events LLC and Brian and Treva Boyd as additional insured with waiver of subrogation and primary non-contributory endorsement is required at least thirty (30) days before Event Date.

Notwithstanding the requirement for such insurance, the vendors and the Client shall be required to also hold harmless, indemnify, and defend Provider, to the maximum extent allowed by law, for any and all liability arising from Vendors' use of Provider's facilities, including the payment of Provider's reasonable attorney's fees and costs incurred in defense of any actual or alleged liability.

<https://www.theeventhelper.com/#m6yekt> or <https://www.nuptialrisk.com/wedding-insurance>

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Rules and Regulations

Barn Star Events enjoys serving families and friends at these special occasions. However, we must remind our clients and guests that responsible, respectful and clean behavior is expected. Our barn is nearly 80 years old. All the items inside are from our combined families and cannot be replaced. Please enjoy but respect our heritage.

- ❖ **NO OPEN FLAMES MAY BE USED IN DECORATING OR IN ANY PART OF THE EVENT. (NO SPARKLERS)**
- ❖ NO SMOKING OR VAPING in the barn. There will be a designated smoking area available. Please keep in mind you are responsible for this historic wooden structure that is in a hay field while it is in use for your event! Smoking or vaping is allowed **outside only** where sand buckets are placed. Please extinguish cigarettes and cigars in those buckets ONLY.
- ❖ After wedding departures please use bubbles, REAL flower petals, etc. at departure of the newlyweds. WE DO NOT allow any loose materials. This includes fake flower petals, spray string, confetti, glitter, or other items than can easily blow off tables and onto our floor or grounds. It can be a slip hazard on our concrete floor and can be hazardous to farm animals and will result in a \$500 clean up fee to the client. No helium balloons, Sparklers, real candles, Chinese lanterns (or other flammable items), no-floating release items.
- ❖ No pampas grass allowed in barn for decorating, outside at ceremony area is fine.
- ❖ Décor plans including MOVING TABLES and/or HANGING ITEMS should be APPROVED by BSE prior to event. **NO pews or benches are to be rearranged.** Individuals responsible for event must remain for the duration of contracted event and until all items are removed. The placing and removing of decorations on the arbor or anywhere above 6 feet in height is at your personal risk. Barn Star Events is not liable for injuries received on our property. No items can be brought in advance nor kept over past your event. **DO NOT SLIDE ITEMS ON THE STAINED CONCRETE FLOOR.** Damage charges will apply for scratches or nicks. It is stained concrete by hand, by us. Please **don't use tape or set tubs directly in the floor that leak or have condensation without using towels or soft absorbent material underneath.**
- ❖ Barn Star Events is a historic facility with all family heirlooms and collectables that have been inventoried. Any missing, broken or damaged articles will be assessed for value and charged as an additional invoice after the event. Our facility is monitored 24/7 by camera.
- ❖ **BARN STAR EVENTS WILL NOT TOLERATE IRRESPONSIBLE ACTIONS OF GUESTS. THIS INCLUDES INTOXICATION, DRUG USE, DISREGARD FOR PARKING PROCURES AND PULLING IN AND OUT OF OUR PROPERTY WITH SPEED OR BURNOUTS. SUCH ACTIONS, BY ANYONE RELATED TO YOUR EVENT, WILL RESULT IN THE END OF YOUR RECEPTION EVENT AND \$500 CHARGE. ALL CHILDREN MUST BE MONITORED AT ALL TIMES AS THIS IS A WORKING FARM WITH ANIMALS, FENCING, RUNNING WATER, ETC.**
- ❖ Only the bridal room of the barn is air conditioned, however a continual breeze and large fans move air through the very open barn. **Outside misters, air conditioners, etc are not permitted.**
- ❖ NO parking/driving on concrete walkways, this will result in a \$500.00 fine.
- ❖ Parking should be past the driveway area in the grass starting against the holy hedges. **No parking next to the barn. NO PARKING IN THE DRIVEWAY or blocking any drive access.** Emergency services and handicap guests must have access to the paved walkways and entries, as well as to the back property area in case of emergency. If asked to move vehicles, please do so with respect and immediate action. Do not drive upon or park on the concrete at either main entrances of the barn.

Barn Star Events – Wedding– Contract and Rental Agreement

NO DATE IS HELD OR CONFIRMED UNTIL THIS CONTRACT AND RETAINER ARE RECEIVED

Wedding Date: _____ **Wedding Time:** _____ ***Guest Count:** _____

Alcoholic Beverages to be Served: Y or N; If Yes, Additional \$400 or more will be added to total of quote

Bride's Full Name: _____ **Goes by:** _____

Mailing Address: _____

Cell Phone: _____ **Text: Y or N** **Occupation:** _____

Email: _____

Groom's Full Name: _____ **Goes by:** _____

Mailing Address: _____

Cell Phone: _____ **Text: Y or N** **Occupation:** _____

Email: _____

Name of Individual Financially Responsible for Event (if different): _____

Mailing Address: _____

Cell Phone: _____ **Occupation:** _____ **Email:** _____

Client acknowledgement and agreement:

By signing below, I _____, agree to enter into a legally binding contract for services with Barn Star Events. I also acknowledge that I have read and understand the Barn Star Events General Policies, and will adhere to all guidelines set forth within AND assume responsibility for bridal party AND guest behavior and will assume payment of financial charges when these guidelines are violated. You agree to each area of regulations and understand that without complying with our alcohol policy, allotted time, usage of the items and property AND that you will be responsible for additional charges that can and will be billed following your event with or without prior warning as this agreement serves as your information within 7 days.

Client Signature: _____ **Date:** _____

Barn Star Events Staff: _____ **Date:** _____

ALL PAYMENTS DUE 14 DAYS PRIOR TO EVENT

Credit Card # _____ **Name on Card** _____

Exp Date _____ **CVC Code** _____ **(only charged with approval unless in case of damage(s))**

****Special Requests or Instructions:**

Brian Boyd 828-226-0747 Treva Boyd 828-301-8786

BSE Use Only:

Retainer: _____ **Alcohol:** _____ **Additional:** _____

Remaining Balance: _____ **Due:** _____

**Packet Updated 12/10/2025 Previous Information & RATES will not be honored.*