



300 RIVER DRIVE NORTH, SUITE 1
PO BOX 2447
GREAT FALLS, MT 59403
WWW.MONTANAFARMERSUNION.COM.COM

Rental Agreement: Arrowpeak Camp/Lodge

(Effective January 1, 2023)

Name of Group: _____ (hereinafter called renters)

Address: _____
Street/Box/RR City/Town State Zip Code

Email: _____

Renter/Responsible Party: _____ Phone Number: _____

Person in Charge of Group: _____ Phone Number: _____

Term of Rental:

Weekend events begin no earlier than Friday @ 12pm. All attendees must be departed by Sunday @ 12pm.

Arrival: Date: _____ Time: _____ (AM or PM)

Departure: Date: _____ Time: _____ (AM or PM)

Cancellation/Final Payment Due Date: _____

Type of Event: (Example: Wedding, Reunion, Etc.): _____

Estimated Number Attending: _____

Approved Early Arrival Time (if applicable): _____

Meals: _____ Yes, we (Renter) will provide/cook our own meals

_____ Yes, we (Renter) will be using a catering company

Alcohol: _____ No, we (Renter) will not have any alcoholic beverages at our event

_____ Yes, we (Renter) will provide our own alcohol beverages at our event

Pets: _____ No, we will not have pets at the facility

Fire: _____ No, we will not have fires outside designated firepit

Occupancy: _____ No, we will not have more than 100 attendees at one time at the facility



MONTANA FARMERS UNION, hereinafter known as MFU, agrees to lease the Montana Farmers Union, Arrowpeak Camp/Lodge in the Highwood Mountains to the renter for the term indicated above. Unless otherwise agreed to, this Lease covers the entire camp/lodge facilities including the main lodge, recreation hall, handicraft building, cabins, shower building and the girls' and boys' dormitories.

1. RENT:

- _____ (initial) \$10,000 / weekend use (< 1 full year MFU member)
- _____ (initial) \$9,000 / weekend use (1-2 full year MFU member)
- _____ (initial) \$8,000 / weekend use (2-3 full year MFU member)
- _____ (initial) \$7,000 / weekend use (3-4 full year MFU member)
- _____ (initial) \$6,000 / weekend use (4-5 full year MFU member)
- _____ (initial) \$5,000 / weekend use (> 5 full year MFU member)
- _____ (initial) \$1,000 / additional night fee: _____ nights

2. Deposit Payment Agreement:

Rent

Nonrefundable Security Deposit (20% Due with Contract)

\$ _____ **Due Date:** _____ **Paid Date:** _____

6 months prior to reservation date (50% of total Due)

\$ _____ **Due Date:** _____ **Paid Date:** _____

2 months prior to reservation date (100% Due)

\$ _____ **Due Date:** _____ **Paid Date:** _____

MFU will gladly receive multiple smaller payments toward the final cost.

Failure to complete payment by date will cancel reservation and forfeit security deposit.

3. Cancellation Policy

20% Security Deposit is Non-Refundable

80% Refundable if cancellation is more than 2 months prior to the reservation/event

50% Refundable if cancellation is less than 2 months away from reservation/event

0% Refundable if cancellation is less than 1 month away from reservation/event

Renter agrees to pay the amount above for the use of the entire camp/lodge for the dates and times listed above. Renter is required to pay 20% of the entire rental amount at the time the facility is reserved. The balance of the rental fee is due **two months** before arrival.



4. **REFUNDABLE CLEANING AND DAMAGE DEPOSIT:** Renter agrees to deposit \$500.00 with MFU a minimum of 14-Days prior to the Renter’s arrival. This deposit is held as a cleaning and damage deposit to be applied (if necessary) as MFU deems reasonably necessary at the expiration of this lease. This deposit will provide for cleaning, maintenance and/or repairs of any damage caused by the renter and/or his/her guests of the Arrowpeak Camp/Lodge or other facilities. MFU will determine the amount reasonably necessary to repair any damages caused by the renter and/or his/her guests, and the remainder of the deposit, if any shall be returned to the renter without interest within 14 days after Renter’s departure. Renter and MFU agree to do a walk-thru of the facilities upon the arrival of the renter as well as prior to the departure of the renter.
5. **KITCHEN:** As the renter, you are allowed to use the Kitchen. There is no additional charge to use the kitchen. However, it is the responsibility of the renter to fully clean the kitchen and the outdoor BBQ/Grill after its use. The renter must return the kitchen to the same condition it was upon their arrival.
6. **ASSIGNMENT OF SUBLEASE:** Renter cannot assign sublet any of its rights under the lease.
7. **FACILITY RULES AND REGULATION:** Renter agrees to comply with the list of rules and regulations that are enclosed with this lease and/or posted at Arrowpeak Camp/Lodge. Renter agrees that by signing this rental agreement, he/she is responsible for informing all of the attendees/guests of the rules/regulations and as the renter, he/she is responsible for their actions.
8. **HOLD HARMLESS:** Renter, as well as all guests hereby undertakes to indemnify, defend and hold MFU and its employees harmless from any liability, loss or damage MFU and its employees may suffer as a result of claims, demands, costs, or judgments against it arising from renter’s lease of Arrowpeak Camp/Lodge. Montana Farmers Union and its employees shall not be liable for any injury to property or persons on or about Arrowpeak Camp/Lodge.
9. **RELEASE FROM LIABILITY:** As the renter and/or responsible party listed on this rental agreement, you hereby agree to and confirm that you will inform all of your guests of the Hold Harmless Agreement listed above (#8), prior to and/or upon arrival to Arrowpeak Camp/Lodge.

By signing this rental agreement, I hereby state and affirm that I have read all of the agreement and I understand its contents and agree to the terms set forth.

Montana Farmers Union

Renter/Responsible Person

By: _____ (Print)

By: _____ (Print)

By: _____ (Sign)

By: _____ (Sign)

MFU Authorized Representative

Authorized Representative

Date: _____

Date: _____

Arrowpeak Event Prices- 2023/2024

Arrowpeak Private Event (Friday, Saturday, Sunday)

Arrive Friday @ 12pm; depart Sunday @ 12pm

\$10,000 (< 1 full year MFU member)
\$9,000 (1-2 full year MFU member)
\$8,000 (2-3 full year MFU member)
\$7,000 (3-4 full year MFU member)
\$6,000 (4-5 full year MFU member)
\$5,000 (> 5 full year MFU member)

\$1000 each additional night may be available upon request.

Must be agreed upon at time of contract signing.

Weekday Event (Tuesday, Wednesday, Thursday)

Arrive Tuesday @ 12pm; depart Thursday @ 12pm

Fee: \$5,000.00

**** Reach out to our office at (406) 452-6406 to check membership status ****

Join MFU Today

[Member Perks & Discounts \(montanafarmersunion.com\)](http://montanafarmersunion.com)



****20% nonrefundable down when signing contract.**

Arrowpeak Ammenities

- **Lodging**

- 10 single cabins (1 queen bed, fridge, AC, heat, shower, toilet, & sink)
- 3 group cabins (6 bunks – 12 twin beds, AC, heat, shower, toilet & sink)
- 1 ranch house (19 bunks – 38 twin beds; 3 bathrooms; tub shower, sink & toilet)
- 1 bunk house (16 bunks – 32 twin beds)
- 1 Handicraft Building (3 bedrooms with queen size beds; 2 bathrooms; tub shower, sink & toilet)

- **Event Space**

- Lodge
- Newly remodeled Commercial Kitchen
- Common area
- Game room
- Couch hangout
- Rec Hall (Main building for weddings, includes a bar area inside)
- Handicraft Building (large open area)

** Internet available only in Main Lodge, Rec Hall and Handicraft building.

** Cellular service is very limited and WIFI is not provided to sleeping facilities. **

- **Miscellaneous**

- Shower house (6 private bathrooms; Shower, sink, & toilet)
- Linens (fitted sheets, flat sheets, thermal blanket, pillowcases, pillow, table cloths, towels, wash cloths)
- Round tables, rectangle tables (8 & 6ft.), round tables (11).
- 250 Chairs white folding chairs; roughly 100 metal folding chairs
- Bar area in Recreation Hall
- RV Hook ups (6 electrical only)
- Ice-maker
- Cleaning supplies provided

- **Activities at Arrowpeak**

- Volleyball
- Basketball (actual court)
- Miniature Golf
- Horseshoes
- Frisbee Golf
- Hiking Trail
- Pool tables
- Ping pong table
- Card / board games