

## STUDIO RENTAL POLICIES

*Please be advised that all Front Porch affiliated events and activities will take priority over external Space Rentals. In the event of a scheduling conflict, we reserve the right to relocate renters to an alternative space within our facilities, or cancel the reservation if there is no available space to rent.*

### Studio Rates

Studio Rates are as follows:

*\$20 per hour - up to 3 people*

*\$25 per hour - up to 6 people*

*\$35 per hour - up to 10 people*

There is a 3.5% processing fee applied to all card transactions. This processing fee can be avoided by paying with check or cash.

Space Rentals are available to book in durations of 1 hour, 2 hours, and 3 hours. Anything longer than these lengths will need to be booked through our Venue Manager at [booking@frontporchville.org](mailto:booking@frontporchville.org).

You can choose to book a Single Visit Rental, or a Weekly Subscription Rental after your first initial rental.

**Single Visit:** One time, single rental of one of our studios.

**Weekly Subscription:** Rental subscription that recurs weekly on the same day/time.

Needs to be set up

with our Booking Manager at [booking@frontporchville.org](mailto:booking@frontporchville.org).

Rent is due in full on the 1st of each month and will be charged via auto-pay, unless prior arrangements have been made with The Front Porch. Rent is a variable rate based on the number of rental slots expected in the upcoming month.

### Studio Descriptions

**Up to 3 people:** These spaces are perfect for private practice, small meetings, independent work, etc.

**\$20/hour**

Downtown Studio A: includes one upright piano  
Downtown Studio B: includes one keyboard  
Downtown Studio C: includes one keyboard  
Downtown Studio F: includes one upright piano  
Downtown Studio G: includes one weighted keyboard

Dale Ave. Studio 1: includes one upright piano  
Dale Ave. Studio 3: includes one keyboard  
Dale Ave. Studio 4: includes one upright piano and one weighted keyboard

**Up to 6 people: These spaces are perfect for band practices and group get-togethers.  
\$25/hour**

Downtown Studio D: includes one upright piano, and one amp.  
Dale Ave. Studio 2: includes one keyboard  
Dale Ave. Studio 5: includes one upright piano, one keyboard, and one amp.

**Up to 10 people: This space is perfect for large band rehearsals, and can be converted into a conference room for larger meetings.  
\$35/hour**

Downtown Studio E: Includes one drum kit and several keyboards. Has a conference table with chairs and an attached kitchenette that includes a sink, microwave, and refrigerator.

**\*Large Groups and Private Events**

**Mondays- Thursdays: \$50/hour**

**Fridays- Sundays: \$100/hr**

Downtown Venue: 100 seated, 150 standing; lobby included, 52 for seated events with cafe/banquet tables in the space.

*\*Please contact our Venue Manager at [booking@frontporchville.org](mailto:booking@frontporchville.org) to rent our Venue space.*

## **Renter Expectations**

*Timely Arrival and Departure:* Renters are expected to adhere to a 15-minute buffer, arriving no earlier and leaving no later than their scheduled rental time.

*Confidentiality of Passcode:* The passcode provided for access to the premises must remain confidential and should not be shared with any unauthorized individuals. This passcode is subject to change at our discretion.

*Prohibition of Personal Business Activities\*\*:* The rented rooms are not to be utilized for conducting personal business ventures or offering services for a fee.

*“Leave No Trace” Policy:* It is expected that the rented space be left in the same clean and organized condition as it was found upon arrival.

*Restrictions on Smoking, Drinking, and Eating:* Smoking and the consumption of alcoholic beverages are strictly prohibited in all rooms. The consumption of food and non-alcoholic beverages requires explicit permission from the Venue Manager.

*Limitation on Instrument Usage:* With the exception of pianos, keyboards, drum kits, and amplifiers, no other Front Porch instruments should be touched, including decorative instruments. All instruments must stay in the studio room they are found in.

*Documentation of Lock Up Procedure:* Renters are required to promptly update the “Comment” section on their renter profile in [Opus1.io](https://Opus1.io) with their time of departure and confirmation of locking up the building for security and administrative purposes, **no exceptions**.

*Community Mindset:* Our space is used by all ages and walks of life. Classes, lessons, or concerts may be ongoing at the time of your rental appointment. Please be considerate of your peers and refrain from distracting and/or loud noises in the shared spaces, obscene clothing or vocabulary, and please be kind to everyone!

*Failure to comply with these Renter Expectations can result in the termination of your rental agreement, the inability to rent our spaces in the future, and the possibility of paying for a cleaning fee, at the discretion of our Booking Manager.*

### **Non-Compete Agreement\*\***

This Rental Agreement for Front Porch Community Music School includes a non-compete agreement, wherein the Renter agrees not to use our facilities to engage in any business activities that directly or indirectly compete with the services offered by the Front Porch during the term of the rental agreement.

### **Scheduling with Opus1.io**

Our scheduling system enables Renters to self-book their rentals when the studio space is available. Each Renter will receive an Opus1.io login, and can log into their account at <https://thefrontporch.opus1.io/login>. From their account, Renters can also cancel and reschedule

future rental appointments, use any Monetary Credits they have accrued, and view and pay for their invoices.

### **Cancellation Policy**

Renters have the option to self-cancel any appointment or contact [booking@frontporchville.org](mailto:booking@frontporchville.org) with at least 72 hours of notice for all missed appointments. Failure to provide less than 72 hours notice will result in the forfeiture of the appointment and all associated costs. Appointments cancelled with at least 72 hours notice will receive a monetary credit equivalent to the cost of their rental, to use towards a future space rental.

### **Abuse Prevention**

Children and youth must be supervised at all times. Unless a child or youth is being supervised by their parent or legal guardian, the supervision must be performed by at least two adults unrelated to each other.

### **Disclaimers**

We reserve the right to refuse service to anyone. Our Terms and Conditions and Space Rental Agreement are subject to change at any time; renters will be notified of any changes via email. The Rental Space will be available to the Renter “as is”. Please note that The Front Porch reserves the right to enter our facilities at any time during the rental period for maintenance, safety, or operational purposes.

### **Risk of Injury**

You assume all risk of injury or harm to yourself, your guests, or any other individuals associated with the rental of our studio spaces at The Front Porch. You agree to release, indemnify, defend, and forever discharge The Front Porch and its officers and staff from all liability, claims, demands, damages, costs, and expenses in the unlikely event of injury sustained by yourself, your guests, or any other individuals during the rental period or as a result of their presence in the rented studio spaces.

### **Anti-Discrimination Stance**

The Front Porch is committed to maintaining a learning environment free from discrimination and harassment. We do not discriminate on the basis of race, color, religion, gender, gender identity or expression, sexual orientation, national origin, genetics, disability, age, or any other protected status. This commitment applies to all aspects of our operations, including hiring,

promotion, discipline, and termination of employment or services, as well as access to and participation in our programs, services, and activities.

The Front Porch will not tolerate any form of discrimination or harassment and will take appropriate action against any individual found to be engaging in such behavior, including verbal, physical, or visual forms of harassment or discrimination. If you believe you have experienced discrimination or harassment, please report the incident promptly to our Executive Director (**[info@frontporchville.org](mailto:info@frontporchville.org)**) for a thorough and impartial investigation. We actively encourage reporting and are dedicated to fostering a diverse and inclusive environment for all individuals. By engaging with The Front Porch, you acknowledge and agree to abide by this anti-discrimination commitment, and violation may result in disciplinary action, up to and including termination of services or legal action.