

The Atlantic Hall Renter's Guidelines

Welcome to Cape Porpoise!

We are very happy that you are considering renting our Hall for your event. It is a unique venue that exemplifies the traditions and pragmatism of our historic, seafaring community – Cape Porpoise. For many residents of Cape Porpoise, The Atlantic Hall is our ‘community home’ – and we encourage you to think of it as an extension of your own home during your rental.

In your selection of Atlantic Hall, you should be aware that the all-volunteer Board of our non-profit organization cannot offer the kind of services and support that you would find at many other venues. We do work hard to ensure that the Hall is clean, that all the equipment you may use is working, and that necessary supplies are available. While we may suggest ideas and make referrals for event support services, we do not provide those services.

Of course, we expect that you, too, will do your part by following our rules and guidelines and respecting our unique venue, simple though it is. Please take a few minutes to read these guidelines.

Your Rental Agent (RA)

When you contact us you will hear from and meet one of our Board members who has volunteered to be a Rental Agent (RA). All your communication about your rental and payments should be directed to that person according to her/his directions. Due to scheduling issues, your RA may delegate particular tasks to other volunteers; you will be notified when this situation arises.

Our Rental Agreement

Please read our Rental Agreement carefully and do not make any assumptions about its contents. If you have any questions, please ask your RA. Be especially attentive to these items:

- You and your caterer must provide proof that you have appropriate liability coverage for your rental date. Contact your homeowner's or renter's insurance carrier; this is a simple procedure to obtain a Certificate of Insurance. Event insurance, as a final alternative, is available from your own local insurance agent.
- You must plan to clean the Hall completely before leaving. Not surprisingly, this is often a stumbling block for some of our renters; so please discuss possible alternatives for your event with your Rental Agent.
- No alcoholic beverages can be sold on the premises unless you have someone serving who has a professional license to do so, as many caterers do. Without such a license, beverages can be served, but not sold. Of course, no alcoholic beverages are to be served in any fashion to minors.

- Your Security Deposit is intended to motivate you to fulfill your responsibilities. It is not an advance ‘payment’ for cleaning, broken equipment, or lost keys. We appreciate your focus on fulfilling your responsibilities. Please ask your Rental Agent if you have any questions or special requests – in advance!
- There are many other items in your contract that you should read carefully.

Key Steps in the Renting the Hall

Contact Us for Availability

Please use the Rental Contact Form on our web site’s Rentals page to indicate your dates of interest and your contact information. **Alternatively, you can call us on our rentals phone, 207-710-3560 or email us at rentals@atlantichall.org.** Please keep in mind that we are an all-volunteer organization - your patience is appreciated! The rental calendar on our web site indicates the dates that are booked or about to be booked.

Kennebunkport Resident Rate Discounts

Compared to most other venues, the rental rates at Atlantic Hall are modest. As a service to our community, residents and property owners in Kennebunkport have discounted rental rates for events. When you contact us, you will want to establish if you qualify.

Please note, that if you qualify as a resident, the following rules apply for earning the discounted rates:

- You may be asked for a copy of a property tax bill or utility bill to confirm your resident status.
- Rental Agreements must be signed by the resident
- The required Certificate of Insurance for the event must be from the resident’s own homeowners or rental insurance carrier and must match the signatory of the Rental Agreement.
- Resident pays all fees and deposits (no third parties, please)
- Resident is primary (and sole) contact for an event
- Resident must be in attendance at event
- Additionally, families of recently deceased residents qualify for wakes or funerals
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If you have any questions about resident rental rules, please contact the Rental Agent. We reserve the right to cancel your reservation if these rules of residency are not followed.

Take a Tour

If you are not familiar with Atlantic Hall, you can request a showing in advance of making any commitment. We recommend a tour to ensure that the Hall meets your needs and expectations. Plan this visit with the Rental Agent.

Send In Signed Agreement with Security Deposit and Certificate of Insurance

Once we have received your signed Rental Agreement with the Security Deposit and your Certificate of Insurance coverage, the Rental Agent will confirm your rental dates and return a copy of the agreement with his/her signature. Note: the policyholder providing the Certificate of Insurance must be the same person as the one that signs the agreement.

Complete Payment of the Rental Fee

30 days before your rental date, we expect to receive your rental fee by mail or according to instructions by the Rental Agent.

Receive the Key and Review Hall Features

At a time mutually planned by you and the RA, you will receive a key to the Hall and review key features of the Hall. We believe that it is especially helpful that all your event planners attend this walkthrough so that there are no misunderstandings. Of course, contact your RA if questions do arise. This is a good time to discuss your Hall 'cleanup strategy' with the RA to minimize confusion. (Note: an alternate rental agent from our Board may be meeting with you at this juncture.) Our RA or other Board members do not monitor your event; so please be prepared to review all details during this review.

Hold your Event!

You will have a wonderful event; made even better by respectful use of the Hall and respect for the immediate community near the Hall. Please do not allow the noise or attendees to get out of hand. You are fully responsible for the Hall during your rental. If there is an emergency, please call the local public safety services through 911.

Finish the Event with a Cleanup

Identify your cleanup crew well in advance so that the work is done properly. You must vacate the hall by midnight of the last day of your event. Discuss your cleanup plans with your RA in advance. Your responsibilities are listed here:

- All garbage should be placed into garbage bags in the inside cans and then removed to the garbage bins outside the back door.
- All trash cans inside the building are to be emptied into the trash cans outside the rear door.
- All chairs and tables are to be returned to their original storage position (as you found them) with 4 large tables and 12 chairs set up in the downstairs room outside the kitchen (their usual location).
- Any supplemental/ornamental lighting and decorations that you brought must be removed.
- The upstairs hall, stairway, and downstairs room should be swept using available brooms.
- All surfaces should be wiped clean.
- All dishes should be washed and put away.
- The stove must be cleaned on top and the griddle wiped clean.

Return the Hall Key

On your way out the door after your great event, please drop the Hall Key into the dropbox just outside the Hall front door. Be sure that the Hall door is locked, please! We will charge you from your Security Deposit if the key is not returned.

After the event, your RA will be looking at the Hall to determine if your Security Deposit will be returned to you in full. You will be notified if there are any claims upon your Security Deposit.

General Rules and Guidelines

Smoking is Prohibited

There is absolutely No Smoking anywhere inside the building or on the grounds. A 'Butt Buddy' device is outside the front door for the use of smokers only as they arrive to your event.

Open Flames are Prohibited

Please, no candles or any open flame. Please utilize battery-powered lights and such in place of candles. Despite our safety systems, the Hall is far from fireproof. Learn where the fire extinguishers are upstairs and down. Do not be shy about calling 911, if necessary.

Occupancy

Our local Fire Code specifies a maximum of 125 persons (of any age) in the Hall at any one time. Please plan your event accordingly.

Event Confined to the Hall, Upstairs and Down

Your event cannot extend onto the lawn or driveway of Atlantic Hall, excepting cooking equipment that may be used outside. No outside tents are allowed. Please keep your RA up-to-date on any ideas regarding the outside space.

No Alcohol for Minors

State law prohibits serving any alcoholic beverages to Minors by anyone.

License Required for Alcohol Sales

You may give alcoholic beverages to qualified adults, but a license is required to explicitly charge money for such beverages. Caterers can fulfill bartending license requirements.

Kitchen Use

If your plans include using kitchen equipment, dishes, and silverware, please ensure that you return all items to their proper place and clean the top of the stove, etc.

Supplemental Lighting

In our concern for the Hall and your event, supplemental lighting that you may provide is limited to electric lights on tables or supported by methods designed for the lights. Under no circumstances are wires or lights to be fastened to walls or beams with nails or staples that could pierce the wires inadvertently. String, plastic ties, or tape can be used, however. NOTE: all supplemental lighting and decorations must be removed as part of the cleanup!

Outdoor Signs

On the day of your event, you may put up your own sign (just one) that is no larger than 3 feet by 5 feet. The Hall has its own sign and it is not for use by renters. At the end of your event, please remove the sign.

Music, Noise, and Decorum

Your event is in the heart of Cape Porpoise, and your attention to the sounds of your event is greatly appreciated. All music must end by 10:30pm. If, for any reason, police are called because of your event, your security deposit is forfeited.

Fire Escape and Dumbwaiter

These are to be used only for their intended purpose.

Stairway Lift

You will be shown how to use the lift for those who need that assistance. Please have a responsible individual supervise all use of the lift chair.