

# The Mansion on Turner Hill

## Rental Rates, Inclusions & Guidelines

Situated in historic Ipswich, Massachusetts, Turner Hill is unlike any place else. Here, distinguished old English style meets historic New England charm. The former Rice Estate features a Grand Elizabethan mansion that sits among towering pines and lush gardens. This meticulously restored historic manor is offered, along with an additional tented event space, exclusively for one event per day. Simply stunning in all four seasons of the year, this exquisite estate is perfectly suited to accommodate the wedding reception and wedding ceremony wishes of the most discriminating of Brides & Grooms.

### Rental Includes:

- A five hour rental of the mansion is to include the Library, Living Room, Main Corridor, Stair Hall, Smoking Room, Dining Room and The Palm Room.
- A Brand new, 3-season tent with wall-to- wall cedar flooring and cathedral window siding.
- Coordinator to supervise the event setup, vendors on the day of event and “flow” of the event.
- Rental includes guest tables, cocktail tables and elegant Chiavarri Chairs for 200 guests. (Additional tables and chairs, or other selections available thru separate rental agreement)
- Private bridal suite that may be accessed 2 ½ hours prior to the event start time.
- Optional on-site ceremony for an additional fee.

### Rental Rates

	Saturdays	Sundays	Fridays	Midweek	Overtime
May – October 31 <sup>st</sup> Five Hour Rental	\$8000	\$5000	\$5000	\$1500	\$500 Per ½ hr.
November 1 <sup>st</sup> – April 30 <sup>th</sup> Five Hour Rental	\$5000	\$3500	\$3500	\$1500	\$500 Per ½ hr.

- The Mansion at Turner Hill can accommodate up to 350 guests.

### Ceremony Fee

- Turner Hill can accommodate wedding ceremonies in The Historic Gardens or in The Mansion and will include an extra ½ hour for an additional fee of:.....\$500 Ceremony Fee

### Rental Deposit

- Required deposit to contract the event date:.....50% of the Rental Fee  
*Cancellation fees apply – see rental agreement*

### Rental Guidelines

#### Guaranteed Guest Count

A guarantee of the exact number of guests for all events is required 10 days prior to your event. You will be charged for the minimum amount subject to the guaranteed minimum, even if actual attendance is less. You may add to your guest count as late as the day before the event.

Minimum Guest Guarantee

Minimum guest guarantee is required for all events. Wedding package prices are based on guest minimums. Friday Weddings 75 guests, Saturday 100 guests, Sunday 75 guests and Holiday Sunday's 100 guests.

Final Payment

For all events, final payment and liquor deposits must be made, by cash or certified check, 10 days prior to your event. Day of event liquor balances and additional hours of rental are due at the conclusion of the event. Credit Card or Cash required for day of event charges.

Food & Beverage Policy

Due to insurance and health code regulations, food or beverage of any kind will not be brought onto the premises by the client or guests. For the same reason, food or beverage may not be taken from the premises.

Open Flame

No centerpieces containing an open flame will be allowed. Candles must be enclosed in glass, such as votives or hurricane lamps, etc.

Event Times

The contracted 5 hour event may start anytime after 10:00 am. All events must end no later than 12:00 am. If a ceremony is to take place on-site, the event will commence 5½ hours from the planned ceremony start time, unless additional time has been purchased in advance for an additional fee or on the day of the event.

Liability/Damage to Premises

The hereby signed party in agreement of this event is responsible for all damages to any premises at The Mansion and surrounding grounds and other property including vehicles caused by the signed party and signed party's guests. The signed party is responsible for damage and/or theft.

Turner Hill assumes no responsibility for damages or loss of personal items or equipment brought onto property.

Security

Turner Hill cannot assume responsibility of lost or stolen articles left on the premises prior to or following any event.

Private Contractors

Turner Hill reserves the right to limit the volume of musical entertainment. A maximum of one hour overtime is allowed for entertainment to be broken down and equipment to be removed from the premises. Private contractors are responsible for their own set up and, if not booked by Turner Hill, must contact The Event Coordinator for set up instructions.

Wedding Rehearsals

The Mansion is available for wedding ceremony rehearsals prior to the day of the event. The rehearsal may be scheduled thru the Function Coordinator.

Cancellations

Turner Hill is not responsible for cancellations due to national emergencies, weather or natural disasters. No refunds after final payment.

Lessee: \_\_\_\_\_

Date: \_\_\_\_\_

Turner Hill: \_\_\_\_\_

Date: \_\_\_\_\_