



Lake Fannin Facilities Rental Agreement

Event Date: _____

Dear _____

We have received your security deposit of \$200.00 for the rental of Lake Fannin Lodge.

Your deposit will hold this date up to a maximum of one year from the date of agreement. We cannot reserve an event for more than one year in advance. Receipt of the entire rental fee of \$_____, must be received in our office 45 days before the start date of the event. Failure to do so will forfeit the return of the security deposit.

Rental fee of Lake Fannin Lodge is as follows:

The rental fee is \$300.00 for the first 4 hours (4 hours minimum). Events lasting over 4 hours will incur an additional \$45.00 per hour (or any part of an hour).

Lodge Hours are 8:00 a.m. to 11:00 p.m.

Your entire deposit will be returned to you, with exception as follows:

- a. There is damage to the rented facility or it has not been cleaned as instructed below.
- b. You do not cancel in writing prior to 45 days of the event.
- c. Payment is not received as specified above.

Important Information:

A member of the Lake Fannin Volunteers and/or County must be present at the event and while your group is on the property. (This includes preparation of the event and clean-up).

1. Stove and refrigerator are currently available. No coffee maker or microwave. Kitchen prep area is in working order with running water. Bathrooms are in working order, but do not have electric outlets or hot water.
2. There is no central air or heat. Firewood and fireplaces are available.
3. **No property or plantings are to be removed from the property.**
4. All children and guest's actions are the responsibility of the Rental Party.
5. **No Smoking** inside the Lodge. Please be careful of the disposal of lit cigarettes/cigars.

This is a National Park/Forest area.

6. The Lodge must be cleaned thoroughly and returned to its original condition immediately following the event. This includes: decorations and flowers that should be taken down and disposed of properly. All food and trash removed from the building should be placed in 33-gallon size trash bags that ***will be provided by the renter*** and placed in dumpster on site.
7. No rice, confetti, fake flower petals, etc. are allowed to be thrown inside or out.



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8. The Lessee shall not manipulate the foliage at Lake Fannin Wilderness Park.
9. If alcohol is served, a Deputy of the Fannin County Sheriff's Department must be on site for an additional fee. Arrangements for the service must be made by the lessee directly with the Fannin County Sheriff's Department. 903-583-2143.

These rates are effective July 29, 2025 thru July 01, 2026.

Any agreement made prior to July 29, 2025 will be grandfathered in.

This Agreement was approved by the Fannin County Commissioners Court on July 29, 2025.

The individual/group entering into this contract for Lodge Rental will be personally liable for any damage to the rented facility or surrounding structures in excess of the security deposit being held.

Neither party shall be liable to the other for any delay or failure in performance due to any Act of God, power grid failure or systematic power disruption (blackouts or rolling blackouts).

I have read the contract and agree to the above terms for rental of the Lodge at Lake Fannin.

Event Representative:

(Print Name) (Signature) (Date)

LF Representative:

(Print Name) (Signature) (Date)