

Bluebird Studio Rental Agreement

This agreement outlines the terms and conditions for renting Bluebird Studio, located at 11959 CR 219, Tyler, TX 75707. Suite 44

By entering the access code provided upon booking, the renter confirms they have read, understood, and agree to comply with all policies herein.

1. Location, Contact Information, and Accessibility

Studio Location:

Bluebird Studio

11959 CR 219, Tyler, TX 75707 Suite 44

Contact Us:

- Email: info@bluebirdstudio.space
- Phone: 469-471-3586

Accessibility:

Bluebird Studio is wheelchair accessible and located on the ground level. To schedule a virtual or in-person tour for accessibility assessment, please email us to arrange a convenient time.

Access Code:

A unique access code will be provided upon booking confirmation. Entering this code at the door confirms the renter's agreement to all policies. The rental agreement is non-transferable.

2. Cancellation Policy

Cancellation or Rescheduling:

Cancellations or changes may be made up to 24 hours before the booking start time without additional charges or penalty. Please email info@bluebirdstudio.space for such requests.

Credits for Cancellations:

Cancellations result in a full credit for the reservation amount, valid for six months from the original reservation date.

No Refunds:

No refunds are issued for cancellations or rescheduling requests made within 24 hours of the booking start time.

3. Booking Timeframe and Damages

Booking Timeframe:

Rental time begins and ends at the designated booking times. Renters are responsible for setup, breakdown, and cleanup within their reservation period. Exceeding the reservation time incurs a charge of \$15.00 for every 5 additional minutes. Significant delays impacting subsequent bookings may affect future rental eligibility.

Damages and Missing Items:

Renters are liable for any damages or missing items. Report any issues requiring repair promptly. Use furniture sliders or a dolly to move furnishings and avoid scuffing floors.

4. Prohibited Activities

- No Events or Parties: Bluebird Studio is not an event rental space.
- No Nude or Explicit Content or Boudoir Photography: Full nudity, explicit activity, or adult-themed content is strictly prohibited.
- No Smoking or Drug Use: Smoking, vaping, and drug use are prohibited.
- No Hazardous or Messy Materials: Glitter, fake snow, smoke bombs, milk baths, and fire are not allowed.
- No Vehicles: Vehicles are prohibited inside the studio.

Supervision Required:

- Children and Pets: Must be supervised at all times, with all messes cleaned up immediately.
- No Subleasing: Subleasing to third parties is not allowed. Renters must remain in the studio with their clients and guests. The person completing booking will pay all fees occurred during renting time
- If hosting a mini session- You may only allow ONE family in studio at a time so you may supervise them and their children at all times.
- NO children to be left in the restroom alone. Their parent must go with them.

Respect for Props and Furnishings:

- Props: Are not toys. Damage incurs fees.
 - Furniture and Shoe Policy: Remove or clean shoes unless part of the shoot. No food or drink on rugs, furniture, or non-concrete floors.
 - Door Policy: Keep doors closed to maintain studio temperature. Lock the door during your session and upon leaving. The garage door must remain closed.
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5. Parking and Cleaning

Parking:

Park in front of the garage door at Suite 44. Additional parking is available near the grass, provided it does not block other units.

Studio Cleanliness:

The studio must be left as clean as found. A minimum of **\$150 cleaning fee** applies if cleanliness standards aren't met. Supplies are provided in the restroom for convenience.

Cake Smashes:

- **Studio Props:** Studio props may not be worn or used during cake smash sessions.
 - **Cleanup:** Baby's hands should be cleaned immediately after the session to prevent spreading cake residue.
 - **Cake Placement:** Cakes must remain on the white floor or a renter-provided prop—no cakes on studio furniture. Vinyl floor coverings are provided to protect paper backdrops, and these must be cleaned after the session.
 - **Cleaning Fees:** A minimum **\$150 cleaning fee** will apply if the studio property is soiled.
 - **Sink Usage:** The sink is not for washing children. Renters must bring their own cleaning supplies for babies and avoid placing cake-covered babies in the sink.
 - **Changing Table:** Diapers must be changed on the provided changing table—not on studio furniture. Dispose of waste properly in the trash can, and do not flush paper towels or wipes.
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6. Lost and Found

Bluebird Studio is not liable for lost, missing, or damaged items. Contact us within 72 hours to arrange pickup. Unclaimed items after seven business days may be donated or sold.

7. Prop Closet Use

Renters may use up to four items from the prop closet at no extra charge. Additional items incur a \$5.00 fee per item to help cover additional cleaning fees. Place used items in the laundry hamper rather than returning them to shelves. Email the total number of additional items used to info@bluebirdstudio.space after your session.

8. Safety, Liability, and Insurance

Bluebird Studio and its owners are not liable for injuries or equipment damage during the rental period. Renters must hold a general liability insurance policy covering at least \$1 million per occurrence. The renter is responsible for all guests during the rental period.

9. Rolling Walls and Backdrops

- Rolling walls can be repositioned but must be returned to their original placement.
 - Use black handles to move them and avoid touching their surfaces.
 - Use provided magnets for banners. No tape, thumbtacks, or other adhesives are permitted.
 - Do not allow your client touch the face of the backdrop so you will avoid cleaning fees from handprints.
 - Use the clear vinyl over the floor of the paper backdrops to avoid dirt and scuff marks.
 - If you pull paper backdrops more than one time during your session you will be charged an additional \$25.00 per pull
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10. Security Cameras and Privacy

Security Cameras:

For the safety and security of all renters and the studio, **security cameras are in use** in all common areas except the bathroom. These cameras monitor activity to ensure compliance with studio policies and protect both renters and the property.

Privacy for Changing:

Renters and their clients are required to use the **bathroom** for any clothing changes. Changing in any other area of the studio is prohibited to maintain privacy and professionalism.

Thank you for choosing Bluebird Studio!

Your cooperation ensures a professional and welcoming environment for all creatives.