



SWEETWATER FLEA MARKET

121 County Road 308
Sweetwater, TN 37874

Office: (423) 337-3532 Fax: (423)337-0902

RULES AND REGULATIONS

The Sweetwater Flea Market intends to maintain a clean, attractive, and family oriented environment. The following rules and regulations are intended to benefit each and every dealer at the Sweetwater Flea Market. Any changes or additions to the rules will be posted at the offices.

BUSINESS HOURS

Saturday *9:00 am – 5:00 pm*
Sunday *9:00 am – 5:00 pm*

DEALER SET-UP

Friday *8:00 am – 5:00 pm*

No variations of the above mentioned hours will be permitted. This is intended to provide additional security for dealer's merchandise left during the week.

Dealers must sign in and out at the office during dealer set-up days. Each dealer is required to stay within your designated booth area.

Dealers are required to open for sales promptly at 9:00 am and remain open until closing time at 5:00 pm. If a dealer not open during these hours, a \$10:00 Late Fee will be charged per booth, per occurrence.

No alcoholic beverages are permitted on the property. This is strictly enforced. Anyone failing to adhere to said rule will be asked to leave immediately.

RESERVATIONS

- Spaces must be reserved and paid for at the office prior to setting up. **No refunds.**
- Management reserves the right to refuse space to any dealer. **Rent for the next weekend must be paid for in full at the office by 3:00 pm on Sunday, no exceptions. No excuses.**
- Dealers are required to remove merchandise on Sunday of the last weekend rented. Space rental is to be done by office personnel or management only. No subletting permitted.

Reserved spaces are held until 8:30 am at which time the space will be rented to the next dealer in line unless prior arrangements have been made with management.

RENTAL FEES		
Building	Rate per Weekend	Rate per Day
Main 10' x 12'	\$50.00	\$22.00
Main Corner	\$60.00	\$27.00
North 14' x 10'	\$46.00	\$20.00
South 12' x 10'	\$46.00	\$20.00
Open Air 9' x 18'	\$16.00	\$8.00
Main Open Air	\$22.00	\$11.00
Inside Yard Sale	\$22.00	\$11.00
7 Day shops	\$225.00	N/A
Table Rental	\$4.00	
NOTES: \$4.00 Table Rental not available for outside rental. Monthly Discounts are given in consideration for renters. No refunds due to inclement weather.		

Rate Per Day
Times Day /
Times
Sat and Sunday
in Month.

LICENSE AND TAXES

The Sweetwater Flea Market (as required by the State of Tennessee, McMinn County and the City of Sweetwater) will collect or enforce compliance for the following business and state sales taxes:

State of Tennessee

Exhibitor is required to display either

- a. State of Tennessee Sales Tax Number or...
- b. A Pre-paid Sales Tax Certificate can only be used at the market where purchased. The \$45.00 certificate can be used at any flea market in the state of Tennessee.

McMinn County

Business Tax: \$1.00 per day per exhibitor or \$2.00 per weekend.

City of Sweetwater:

Business Tax: \$1.00 per day per exhibitor or \$2.00 per weekend.

BOTH BUSINESS TAXES ARE OVER AND ABOVE THE RENTAL RATE (McMinn County and City of Sweetwater). You may purchase each of these business licenses on an annual basis from the city and county. It must be for our location only.

CHECK POLICY

Monthly rental may be paid by check. Checks cannot be accepted for daily or weekly rental. No two party checks will be accepted. A \$30.00 Fee will be charged on any returned checks. If any check is returned, rent must be paid in cash.

ABANDONMENT

Any dealer's products remaining in a booth after period has expired on the space will automatically be placed in storage. The Sweetwater Flea Market has the right to publicly auction the product to the public by the way of sealed bid auction. This process is to help recover any loss of expense or overdue payment the Sweetwater Flea Market has incurred plus a storage fee.

MERCHANDISE

Absolutely no food or drinks are to be sold without prior written consent from the management. The sale of any alcoholic beverages or fireworks is prohibited without management consent/approval. Management also reserves the right to restrict the sale, display, or distribution of any objectionable printed material, photographs, films, books, etc. Guns and knives sold on premises unless express written consent is obtained from management. The Sweetwater Flea Market does not condone the sale of counterfeit merchandise such as CD's, clothing, handbags, etc. and is not responsible for any merchandise sold.

INSURANCE

The Sweetwater Flea Market assumes no responsibility for any physical loss or damage at any time to the physical property of any dealer. Furthermore, Sweetwater FM, LLC is under no obligation to provide mischief or general liability insurance for their personal property or any dealer, or for any claims for personal injury, or property damage in or about the spaces leased by a dealer. Sweetwater Flea Market recommends that each dealer carry his own content/renters insurance. Each vendor is required to carry a certified 5 lb. Fire Extinguisher.

INDEMNIFICATION

Each dealer will indemnify and hold the Sweetwater Flea Market harmless from any loss, cost or expense of any sort or nature, including reasonable attorney fees and cost, and will indemnify and hold the Sweetwater Flea Market harmless for any liability to any person or account of any damage to person or property resulting or occurring by reason of the use and occupancy of a space by a dealer, or for any requirements and provisions of the operating rules.

ELECTRICITY

Outlets are available for most of the inside booths. Excessive use of extension cords will not be permitted and heavy duty cords are required. Dealers requiring large amounts of electricity will be charged accordingly. No hotplates, coffee pots, heaters, televisions, radios or small

appliances will be permitted without management approval. Each dealer is restricted to 300 Watts. No heaters of any type permitted.

REMODELING

No remodeling or electrical work is to be done with approval by management. All partitions, walls, counters, lighting or building improvements etc. that are attached to the building shall be considered as lease hold improvement and become property of the Sweetwater Flea Market when space is vacated. No holes will be permitted in concrete. Walls must not exceed 8 feet in height.

TRASH

Trash must be disposed of in the big trash containers provided. Boxes must be broken down, separated from the trash and placed in proper containers. Failure to dispose of trash properly will result in a \$15.00 service fee. The trash barrels are for the customers only. Dealers may dispose of their small trash such as lunch bags, cups, Kleenex, etc., in the trash barrels, but absolutely no boxes. Cardboard must be put in cardboard disposal area.

I CERTIFY THAT I HAVE READ THESE RULES AND MANAGEMENT DISCLAIMER AND AGREE TO ABIDE BY AND OBEY ALL RULES AND REGULATIONS. THE SWEETWATER FLEA MARKET HAS THE RIGHT TO REFUSE SERVICE TO ANYONE AT ANY TIME.

Dealer

Signature

Print Name

Date

Home or Cell Phone

Business Phone