

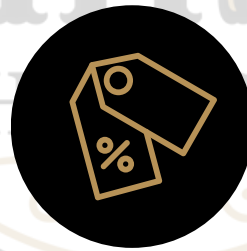
BLACK LABEL MEMBERSHIP BENEFITS



DISCOUNT ON MEMBER
PRIVATE EVENTS



BANK A % OF MEMBER FEE FOR
RESERVATIONS*



DISCOUNT ON ALL
RESERVATIONS*



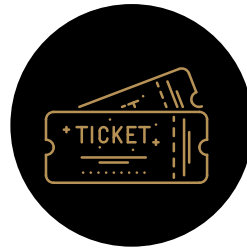
PRIORITY ACCESS TO
BOOKING CALENDAR



MEMBER ONLY DINNER &
NETWORKING EVENTS



ONE HR MASSAGE OR
CELEBRATION PACKAGE W/
OVERNIGHT RESERVATION*



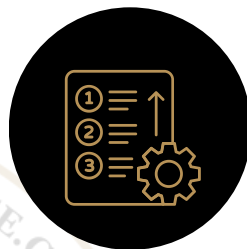
LIMITED ACCESS TO PREMIUM
SEASONAL TIGER SEATING WITH
RESERVED DINING OPTION*



DISCOUNTS ON SERVICES
AND ENTERTAINMENT



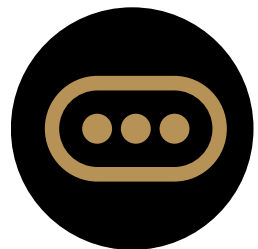
LIMITED ACCESS TO PREMIUM
SEASONAL PISTON SEATING
WITH FREE ARENA FARE. *



PRIORITY ACCESS TO
SELECT SPORTS GAMES &
CONCERTS



FREE PARKING



OTHER EXCLUSIVE INCENTIVES

For more information about Black Label Membership, please contact
313-230-0398 or email info@thecochranehouse.com

*Restrictions Apply - Graduated Package Benefit - * Application fee extra p/y = per year - p/q = per quarter - ** Available after three (3) months of consecutive membership.

375.00

QUARTERLY MEMBERSHIP FEE

1ST TIER GRADUATED MEMBER BENEFITS

MONTH ONE (1) TO MONTH SIX (6) MEMBER BENEFITS:

Black Label Membership Card

Cochrane House Signature T-shirt (\$35.00 Value)

Priority Access to The Cochrane House Booking Calendar - Get your dates booked before the public!

Access to FREE TCH Parking. RSVP Required. First come, first served. Must submit online member request to reserve in advance.

10% off all Overnight Reservations, Retreats and Events (Member only, Non-Transferable). Must online submit member request to reserve in advance.

Access to Discounted Detroit Tiger Game Tickets.

Invitations to our Member Only events, Including Intimate Dinners, Networking Events and so much more!

Priority Access to Detroit Tiger Postseason Tickets & Select 313 Presents Tickets

Other special exclusive incentives only available to our private members.

For more information about Black Label Membership, please contact 313-230-0398 or email info@thecochranehouse.com

*Restrictions Apply - Premium Package Benefit - Application fee extra p/y = per year - All Membership Fees paid bi-annually

375.00

QUARTERLY MEMBERSHIP FEE

2ND TIER GRADUATED MEMBER BENEFITS

MONTH SEVEN (7) TO MONTH ELEVEN (11) MEMBER BENEFITS:

Black Label Membership Card

Cochrane House Signature T-shirt (\$35.00 Value)

Priority Access to The Cochrane House Booking Calendar - Get your dates booked before the public!

Access to FREE TCH Parking. RSVP Required. First come, first served. Must submit online member request to reserve in advance.

15% off all Overnight Reservations, Retreats and Events (Member only, Non-Transferable). Must submit online member request to reserve in advance.

5% Membership Fee Banking for All Reservations

Access to Discounted Detroit Tiger Game Tickets.

Invitations to our Member Only events, Including Intimate Dinners, Networking Events and so much more!

Priority Access to Detroit Tiger Postseason Tickets & Select 313 Presents Tickets

10% Discount on ALL Cochrane House Events

Additional FREE 60 minute massage or Birthday/Romantic Celebration Package on the day of your choosing with the purchase of an overnight reservation. (\$200.00 Value)

Other special exclusive incentives only available to our private members.

For more information about Black Label Membership, please contact 313-230-0398 or email info@thecochranehouse.com

*Restrictions Apply - Premium Package Benefit - Application fee extra p/ly = per year - All Membership Fees paid bi-annually

375.00

QUARTERLY MEMBERSHIP FEE

3RD TIER GRADUATED MEMBER BENEFITS

MONTH TWELVE (12) AND BEYOND MEMBER BENEFITS:

Black Label Membership Card

Cochrane House Signature T-shirt (\$35.00 Value)

Priority Access to The Cochrane House Booking Calendar - Get your dates booked before the public!

Access to FREE TCH Parking. RSVP Required. First come, first served. Must submit online member request to reserve in advance.

30% off all Overnight Reservations, Retreats and Events* (Member only, Non-Transferable) (Minimum \$75.00 discount every booking) - Must call to reserve.

10% Membership Fee Banking for All Reservations

Access to Discounted Detroit Tiger Game Tickets.

Invitations to our Member Only events, Including Intimate Dinners, Networking Events and so much more!

Priority Access to Detroit Tiger Postseason Tickets & Select 313 Presents Tickets

15% Discount on ALL Cochrane House Events.

Additional FREE 60 minute massage or Birthday/Romantic Celebration Package on the day of your choosing with the purchase of an overnight reservation. (\$400.00 Value)

Access to FREE premium seasonal Detroit Tiger Ticket seating with Food and/or Detroit Pistons Tickets w/ Food. Minimum Two (2) Games and Two (2) Tickets per game. (\$1000.00 Value)

Unique marketing opportunities and partnerships.

Other special exclusive incentives only available to our private members.

*For more information about Black Label Membership, please contact
313-230-0398 or email info@thecochranehouse.com*

*Restrictions Apply - Premium Package Benefit - * Application fee extra p/y = per year - p/m = per month - ** Available after four (4) months of consecutive membership.

OUR MEMBERSHIP PROGRAM

The Cochrane House is an art-filled, 18th century mansion in Detroit's historic Brush Park, located in the heart of Downtown Detroit. We are a private, adult bed and breakfast with lodging, event space and outdoor space for locals and travelers alike. Our surroundings and decor was created with luxury and comfort in mind. Our membership packages are specifically for the client, wants a homebase convenient to Downtown Detroit. that wants an upgraded experience when staying in the Downtown Entertainment District. Unwind with us and have priority access to our booking calendar. Get all the most popular dates of the year with discounts and bank a percentage of your membership fees for overnight stays and private events! Experience the sports venues in a different way, from have dinner at the Tiger Club at Tigers stadium to all- Inclusive clubs at the piston games, get free games options for the most popular games of the season! Get FREE Parking for area events throughout the month and so much more! We have a limited number of packages! Call today and become a founding member, lock in your rate before prices go up!

MEMBERSHIP APPLICATION REQUIREMENTS:

- Completed Application
- A Valid State ID or State Driver License
- Must be 21 years-old or older to apply
- \$25.00 Application Fee
- Payment Authorization Form (Payment will be deducted automatically every quarter from qualified checking account)
- Submission of one (1) photograph per member or authorized personnel.

MEMBERSHIP APPLICATION FEE INCLUDES:

- Criminal Background Check
- Child Abuse & Sexual Offender Screening
- Application Processing

SUBSCRIPTION PAYMENT SCHEDULE:

Membership Fees are due upon invitation of membership, you will be automatically billed by subscription every quarter dependent upon your initial acceptance date. You can also pay manually by logging in to the portal by your due date. Reminders will be sent out quarterly. Automatic cancellation will occur 5 days after missed payment. Total Payment is \$1,200.00 per year. No Refunds on all Memberships. Memberships are non-transferrable

Acceptance	\$375.00
Months 3 to 6	\$375.00
Months 7 to 9	\$375.00
Months 10 to 12	\$375.00

NOTE: Must be an ACTIVE MEMBER during reservation stay or you will be charged the rate deducted from the discounted rate and an additional \$125.00 member open calendar early booking fee, if applicable. When hosting events, you must be an ACTIVE MEMBER or event will be canceled and deposit will be forfeited.

*For more information about Black Label Membership, please contact
313-230-0398 or email info@thecochranehouse.com*



The Cochrane House's Black Label Membership Terms and Conditions

Please carefully read the following Terms and Conditions before accepting the Black Label Membership ("BLM") Services.

Your access to and use of the BLM Services is based on your acceptance and compliance with these Terms and Conditions. These Terms and Conditions apply to all members, visitors, users and others who access or use the BLM Services.

By accessing or using the BLM Services you agree to be bound by these Terms and Conditions and accept all legal responsibilities and consequences. If you do not agree to all terms and conditions, your BLM subscription shall be cancelled or voided.

General:

The Cochrane House Black Label Membership ("membership") is a hospitality membership. The membership subscription requires a non-refundable Application Fee of \$25.00 and quarterly Membership Fee, as applicable. The membership subscription is payable quarterly. Reservations and Benefits of The Cochrane House Black Label Membership are subject to the acceptance of the terms and conditions and any other eligibility requirements. Availability, benefits, special rates, and taxes may vary by accommodation, date, and membership subscription level.

All membership offers are subject to eligibility requirements, including that purchaser is at least (21) twenty-one years of age at time of purchase. Each subscription member must maintain a valid credit/debit card or other valid form of payment on file with The Cochrane House. Payment of the application fee of \$25.00 and the first three month's membership subscription fee of \$325.00 are all due at signing. The quarterly subscription charge will be automatically charged to your credit card or other payment on file with The Cochrane House every three months. All Cochrane House membership subscription fees and application fee are non-refundable.

Your Membership subscription allows the use and occupancy of the Cochrane House with a prior confirmed reservation. The Cochrane House may make available experiences, events, services, partner programs and any other opportunities from time to time.

Only Members are entitled to The Cochrane House and the Black label Membership benefits and privileges according to the membership level package purchased. Membership benefits and privileges are nontransferable.



A Member may terminate The Cochrane House Black Label Membership Subscription, with notice in writing to The Cochrane House by email at: info@thecochranehouse.com. The Cochrane House or Member may terminate the Black Label Membership subscription by giving (30) thirty- days' written notice to the other party. Reenrollment at a later date will require a new application fee and first month's membership payment due at signing.

Bookings, Reservations, Events, and all Membership benefits are subject to acceptance of the Cochrane House's governing documents including, but not limited to, The Cochrane House and Black Label Terms & Conditions, The Cochrane House Reservation and Use Rules, and any other eligibility requirements. Availability and benefits may vary by accommodation, date, time, or options selected. Please note offers are subject to change.

Membership Subscription Agreement:

1. All Members are required to provide The Cochrane House with accurate and complete billing information including legal full name, address, state, zip code, telephone number, make and model of vehicle, license plate number, and a valid payment method.
2. The Cochrane House Black Label Membership privileges and benefits are only available with a confirmed paid subscription. Member will be billed in advance on a quarterly recurring basis, based on the type of Member Subscription plan selected when purchasing the subscription. Each three months, on the designated date, the Member Subscription will automatically renew under the exact same conditions unless Member cancels or The Cochrane House cancels the subscription. If the Member wishes to cancel his/her/they membership, it must be done 3 weeks before the billing cycle, otherwise the Member will be charged the next quarterly rate. The Member is also required to surrender parking passes, membership cards, and any essential documents given to the Member for BLM purposes.



3. Member may cancel their subscription renewal by contacting The Cochrane House via email at info@thecochranehouse.com. Member will not receive a refund for the fees already paid for the current quarter's Subscription period. Member will not receive a refund if canceled after the date allowed for cancellation. Member will have access to the Membership services until the end of the Member's current Subscription period.
4. Should automatic billing payment fail to occur for any reason, The Cochrane House will issue an electronic invoice indicating Member must proceed manually, within a certain deadline date, with the full payment corresponding to the billing period as indicated on the invoice. Member will be charged a \$25.00 late fee for payments more than 5 days late. In the case where the membership fee has not been paid in 15 days or more, The Cochrane House will automatically cancel the subscription.
5. The Cochrane House, in its sole discretion and at any time, may modify the Subscription fees. Any Subscription fee change will become effective at the end of the then-current Subscription period. The Cochrane House will provide Member with reasonable prior notice of any change in Subscription fees to give Member an opportunity to terminate Member's Subscription before such change becomes effective. Member's continued use of the Service after the Subscription fee change goes into effect constitutes Member's agreement to pay the modified Subscription fee amount. Except when required by law, paid Subscription fees are non-refundable. Certain refund requests for Subscriptions may be considered by The Cochrane House on a case-by-case basis and granted at the sole discretion of The Cochrane House.



Parking:

1. Access to the Parking Lot shall only be granted in accordance with these terms and conditions, which form part of each Parking Agreement between the Member and The Cochrane House. These terms and conditions also apply to (reservations of) parking provided by The Cochrane House, including (but not limited to) Valet Parking. Member is entitled to park at the Parking Lot that is mentioned on the reservation and not at any other location.
2. Parking is based on availability, subject to black-out dates that are scheduled by The Cochrane House. First come, first served for members and Cochrane House guests. The Member can only book reserved parking by completing the booking form. The booking form is available on The Cochrane House website at www.thecochranehouse.com under the Member portal, the Member request form. The parking booking must be made no later than (3) three days prior to the Parking Period start date and is subject to availability. If parking spots are not (or no longer) available, The Cochrane House shall reject the booking and immediately notify the Member.
3. The Member must enter the start and end dates and times for the requested Parking Period on the booking form. Once the Member's choice is made, the full specifications are sent to The Cochrane House. The Member finalizes the reservation and accepts the general terms and conditions, the Parking Agreement with The Cochrane House and the Member shall be subject to the reservation made via The Cochrane House Member portal.



4. After having finalized the reservation or booking, The Cochrane House shall confirm reservation by means of an e-mail message sent to the e-mail address submitted by the Member. The confirmation serves as proof of the existence and details of the Parking Agreement. The reservation can be amended by e-mail at info@thecochranehouse.com, or by responding to the confirmation e-mail. Member can cancel the reservation free of charge up to thirty (30) minutes before the Parking Period starts by sending an e-mail that includes a reference to the reservation number to info@thecochranehouse.com. If the Member cancels after the start of the parking period, the already reserved parking spot will be forfeited with no refund.

5. In the event the electronic payment for membership fee is refused. the parking online reservation, will be rejected and the Member immediately notified of the failed payment.

6. Any Member entering or exiting the parking lot at a date/time earlier or later than the Parking Period reservation is subject to the following conditions:
 - a. If the Member, who has made a reservation, enters the Parking Lot at an earlier date/time than the start date/time of the Parking Period reservation the Member's earlier parking time may not be honored, based on availability. Early parking is only allowed, if available for the given day.

 - b. If the Member, who has made a booking, enters the Parking Lot at a later time than the start date/time of the Parking Period, it does not affect the end date/time of the Parking Period; the end date/time remains unchanged. Nor is the Member entitled to a refund of any part of the parking time allotted.



- c. If the Member exits the Parking Lot with his vehicle at an earlier time than the end date/time of the Parking Period, the Parking Period ends on the date and time at which the Member actually leaves the Parking Lot.
 - d. Entering and exiting again outside the Parking Period reservation is prohibited: Parking Period ends automatically the first time that the Member exits the Parking Lot outside the Parking Period reservation. The Member is not entitled to a refund of any part of the parking time allotted.
7. Only a valid reservation confirmation for Parking entitles a Member's motor vehicle and person(s) to access the Parking Lot.
8. A random space within the Parking Lot shall be made available to the Member, unless the Member and The Cochrane House have entered into an agreement in advance under which a specific space or area within the Parking Lot has been designated.
9. Entering and exiting the Parking Lot is only possible during operating hours. Operating hours are determined by The Cochrane House. The Cochrane House can amend the operating hours at any time without prior notice.
10. It is prohibited to enter or access the Parking Lot with any type of trailer, bus, semi-trucks, including caravans. Any Member that wishes to park said vehicles must make arrangements with The Cochrane House (2) two weeks in advance.
11. The Cochrane House will not be responsible for moving or relocating a Member's motor vehicle. If relocation is deemed necessary by The Cochrane House the Member will be contacted to move their vehicle using the phone number on file. Otherwise, an arrangement will be made between the Cochrane House and Member to have



permission to relocate vehicle, if deemed necessary, while the Cochrane House retain possession of the car keys.

12. The Cochrane House is entitled to refuse access to the Parking Lot to any vehicle if deemed appropriate by The Cochrane House. Reasons for such refusal shall include knowledge or suspicion on the part of The Cochrane House that a vehicle may cause damage to its surroundings, in view of its size and/or weight or items carried may cause damage to person(s), parking lot, or other vehicles.
13. The Cochrane House is entitled to arrange or remove vehicles and/or persons within the Parking Lot if deemed necessary by The Cochrane House, without this resulting in any liability on the part of The Cochrane House. The Cochrane House must observe the principle of reasonableness and due care when assessing the need to remove persons and/or vehicles.
14. Vehicles that have been parked contrary to the applicable regulations, ordinances, local laws may be removed by The Cochrane House at any time at the expense and risk of the Member and be placed outside the Parking Lot or towed if necessary.
15. The Member accesses and uses the Parking Lot at the Member's own risk. The Member must take precautions at all times, the maximum speed is 5 mph in the parking lot.
16. The Member must follow instructions of The Cochrane House's personnel, traffic signs and any other regulations, ordinances, or laws.



17. All of the following are prohibited, unless agreed by The Cochrane House in writing including and but not limited to:

- a. Using the Parking Lot for any purpose other than the parking of Member's vehicles;
- b. to offering, distributing, selling or renting out goods or services within the Parking Lot;
- c. advertising in, around, outside or on the Parking Lot;
- d. smoking or igniting an open fire within or around the Parking Lot;
- e. After parking, the car lights and the motor must be switched off and all persons accompany the Member must leave the Parking Lot;
- f. staying in the motor vehicle any longer than is necessary to park the motor vehicle;
- g. carry out any type of repairs relating to the motor vehicle or other activities without The Cochrane House's consent; and
- h. leaving any form or type of waste in or around the Parking Lot, which must be placed in the bins provided for that purpose.

18. The Member shall further be obligated to act in such a way that traffic in and/or around the Parking Lot is not obstructed and safety is not compromised. The motor vehicle may only be in operation as is required for entering or exiting the Parking Lot.

19. If the Member has left a vehicle in the Parking Lot and, despite a written request or demand by The Cochrane House, refuses or is unable, for any reason whatsoever, to remove the vehicle, The Cochrane House shall be entitled to remove, or arrange for the removal of, the vehicle from the Parking Lot. The Member will be responsible for any fees associated with removal of the motor vehicle from the premises.



20. Leaving any personal property in the vehicle is done at the Member's own risk.
21. The Parking Agreement entered into by The Cochrane House and the Member does not include individual surveillance of the Member's vehicle. The Cochrane House is excluded from any liability for damage, theft, or loss of or to the vehicle or any other property belonging to the Member or passengers.
22. In addition, The Cochrane House cannot be held liable for failures arising from use of the Parking Lot or other services, including Valet Parking, offered by or on behalf of The Cochrane House within the Parking Lot.
23. The Cochrane House cannot be held liable for any failures owing to circumstances outside the control of The Cochrane House, as a result of which The Cochrane House's meeting of its obligations arising from the Parking Agreement can no longer be reasonably required by the Member. Such circumstances shall include lease termination, fire, government measures, service breakdowns or failures by third parties.
24. The Member is liable for any damage caused by the member or member's invitees, or motor vehicle as a result of using the Parking Lot.
25. If the Member fails to meet any of the obligations imposed pursuant to the law, ordinances, local laws, and customs and/or the Parking Agreement entered into with the Member, including these terms and conditions, the Member shall be obligated to compensate The Cochrane House for any loss or damage suffered or shall suffer in the future as a result of such failure.



26. The liability restrictions listed may also be invoked against the Member by the manager(s) and owner(s) of the Parking Lot, insofar as they are not the same party/parties as The Cochrane House.
27. Any agreements with The Cochrane House staff, affiliates, or agents does not bind the Cochrane House, unless they have been confirmed by a Cochrane House representative in writing. The Cochrane House Staff, affiliates, or agents do not have the authority to represent The Cochrane House.
28. If one or more provisions of these terms and conditions proves to be null and void, or is voided or otherwise becomes legally invalid, the other provisions of these terms and conditions shall remain in force to the fullest possible extent, insofar as this is in keeping with the purpose of these terms and conditions. Any null and void provision(s) will be replaced with a valid provision in line with the purpose of these terms and conditions.
29. The Cochrane House reserves the right to amend these terms and conditions at any time.
30. All Parking Agreements and these terms and conditions are governed by the law of the State of Michigan.
31. Any dispute between the parties relating to these terms and conditions will be handled, first through arbitration, and if necessary, exclusively by the courts located in Wayne County.



Reservations:

1. All Black Label Members will get priority access to the booking calendar with the ability to reserve date(s) and book before the calendar is opened to the general public. Guests who have booked an online room reservation or booked an event with The Cochrane House (TCH) Luxury Historic Inn means that they have authorized our establishment to charge their credit/debit card for the full payment of their reservation. Once this is completed and all mandatory reservation agreement documents have been completed and accepted by TCH, the guest will have a “guaranteed” booking. Guaranteed bookings dates are blocked in our booking system and cannot be reserved by others.
2. Guests are required to notify us via email, immediately, if there are any potential changes in their reservation. Guest should also inform us if they would like a reservation credit voucher for their booked dates at least (48) forty-eight hours before the reserved date. No refunds will be given. All online room reservations and event reservation changes are subject to \$50 or a 10% reservation modification fee, whichever is greater.
3. **Re-Booking Reservation Date(s):** must be emailed to info@thecochranehouse.com. Re-booking reservation date(s) and information must be for the same duration and same amount as the original reservation or lesser. The original booking request must be paid in full before moving the reservation to another date. All payments are non-refundable. If the re-booked amount is greater than the original reservation amount, another “Payment Booking Confirmation Statement” will be sent after payment clears.
4. **TCH Direct Booking Cancellation Policy:** All guest rooms or event reservations will be handled in accordance with our stated (4) Four Day Reservation Credit Vouchers Policy. The Cochrane House Luxury Historic Inn requires full payment for reservations booked at our establishment. Payments are non-cancellable and non-refundable. TCH will



charge the full amount of the reservation to the guest's preferred form of payment provided at the time of booking. Guest is required to notify us by email within (48) forty-eight hours of the initial booking if there are any potential changes to their reservation, because we DO NOT offer cancellation or refund. All guests are given a (4) four-day reservation credit voucher in the event of a cancellation to reserve a future date. Reservation credit vouchers are nontransferable; any changes MUST be paid in full and subject to the availability of room and reservation modification fee.

5. **TCH Four (4) Day Reservation Credit Voucher:** Credit vouchers are issued to any guest who needs to change their initial online room reservation or event booking. Please notify TCH by email within 24 hours of initial booking if there are any potential changes to the reservation. Reservation Credit Vouchers are non-transferable, non-amendable, the voucher extends the reservation period four days for Black Label members and non-Black Label members. All payments are non-cancellable and non-refundable.

6. **TCH One-year Reschedule Credit Voucher Policy:** These vouchers are issued to our Black Label Members ONLY and it extends the re-booking of the newly reschedule reservation period (for one year) Black Label members who need to reschedule their reservation MUST request a Black Label one year reschedule credit voucher within 24-Hours of initial booking or during the four (4) day grace period. The new reservation date(s) MUST be e-mailed. The Black Label one year Reschedule Credit Voucher cannot be greater than the original booking reservation, the new reservation must be for the same duration and same amount as the original reservation. The original booking request must be paid in full before moving the reservation to another date. The new booking is subject to availability.



Booked Events:

1. The Cochrane House (TCH) Direct Event Booking: In order to book reservations directly through our agent via email at info@thecochranehouse.com or call us at 313-230-0398 to inquire about requirements, rates, set-up and room capacity. An event would be any gathering that is in excess of the stated maximum sleeping capacity of the bedrooms. Therefore, an additional event space fee and other fees will apply.
2. Black Label Members are allowed to book and schedule an event at a discounted rate.
3. Event Rental Time is based on six (6) hours, which is inclusive of load-in and load-out. Additional time, if needed or requested, is subject to additional fees. It is understood that the event may be shorter than 6 hours. If the duration of the event is more than one 6-hour rental period, an additional \$325/hour will be charged. However, this rate for additional time may be discounted as well, under the Cochrane House discretion.
4. The Cochrane House requires a signed agreement and (100%) full payment for event booking reservations less than \$1,000. For event space rentals over \$1,000, a signed agreement and date-hold nonrefundable deposit in the amount of 50% must be received to reserve date(s) and time(s). Balance is due (15) fifteen-days prior to the event.
5. Event costs, deposits, and/or other fees spent are nonrefundable. Miscellaneous cost such as furniture, and equipment rentals are due (15) fifteen days prior to the event. Any additional costs that arise after 15 days will be due within (2) two days.



6. A Payment Booking Confirmation Statement should be emailed to the Member/Guest, as soon as the charge card payment clears. The rental agreement and rules will be included in the term and conditions. A payment made for the event constitute an agreement of all rules and terms and conditions that apply to event rentals.

7. All booking reservations will be handled in accordance with our “4-Day Reservation Credit Voucher Policy” or a “Black Label Member One-Year Reschedule Credit Voucher”.

8. Accidental Rental Damage Insurance (Security Deposit) is required with every booking of an event. Certificate of Insurance for Commercial General Liability, Special Event Liability Insurance, and License (if needed) is required of ALL Guests/Members and/or any outside vendors, companies associated with the agreement and due no later than (15) days after booking the event.

9. TCH Direct Booking Cancellation Policy: All event reservations will be handled in accordance with our stated Four (4) Day Reservation Credit Voucher Policies. The Cochrane House Luxury Historic Inn requires full payment for reservations booked at our establishment. All Date - Hold Deposits and Payments are Non-Refundable: NO EVENT SPACE RENTAL PAYMENT(S) WILL BE REFUNDED. We will charge the full amount of the reservation to the credit card provided at time of booking. ALL Guest/Lessees are required to notify us by email within 24 hours of initial booking if there are any potential changes to their reservation, because we DO NOT offer cancellation or refund. ALL Guest/Lessees are given a four (4) day reservation credit voucher in the event of a cancellation to reserve a future date. Four (4) day reservation credit vouchers are nontransferable; any changes MUST be paid in full and subject to the reservation modification fee.



10. TCH Re-Booking Event Reservations: MUST be emailed to info@thecochranehouse.com.
Re-booking reservation event date(s) and information must be for the same duration and same amount as the original reservation or greater. The original booking request must be paid in full before moving the event reservation to another date. All payments are non-cancellable and non-refundable.
11. TCH Re-Booked Event Reservation Confirmed: If the re-booked event amount is greater than the original event reservation amount, another “Payment Booking Confirmation Statement” will be sent after credit card clears.
12. TCH Reservation Event Modifications: All online room reservations and offline event reservation changes are subject to \$50 or a 10% reservation modification fee, whichever is greater.
13. TCH reserve the right to refuse a rental, cancel an existing reservation or terminate occupancy (without refund) if TCH is of the opinion that guest actions will be detrimental to the property, staff, owner, and/or community.

The Cochrane House Special Events, Benefits, and Perks:

1. All perks and benefits listed on The Black Membership Benefits informational sheets are included in each respective package listed. These benefits are incorporated into these Terms and Conditions.
2. Membership card, membership benefits and membership perks are only valid for the member enrolled in the Membership program. The membership is non-transferable and cannot be used for any other person, except for the member enrolled in the program.



3. Priority access to the Cochrane House Booking Calendar is guaranteed for the periods in which The Cochrane House has designated as a reservation period for Members Only. These reservation periods are determined by The Cochrane House, only. Reservations made by Members during this time is based on availability. Availability is not guaranteed during this period. First booked, first served.
4. Members have the privilege to host events at the Cochrane House. Events are subject to The Cochrane House Event/House Rules, including the duration, capacity, and availability of the Cochrane House. After inquiry, event information and costs will be sent to the member. Depending on the Member's length of membership, Members will receive a 10%, 15%, or 30% discount on the event rental of the space. For the \$325.00/month packages, each package respective discounts cannot be applied until the Member has been an active member for the stated length of time explained in the Black Label Membership informational documents. Discount does not apply to additional add-on, such as food/chef services, musicians, etc.
5. Access to The Cochrane House parking lot and the amount of parking allowances per month/member will depend on the Membership package purchased and these Terms and Conditions. Parking is available on a first booked, first serve basis. Parking is not guaranteed on the date and time reserved. Members will be notified if parking is not available during the time reserved. The Cochrane House will exert a good faith effort to have parking available for its members during the times scheduled.
6. Depending on the Member's length of Membership in this program, Members will receive a 10%, 15%, or 30% discount on all rooms reserved through the Cochrane House or whole-house Retreats of 6 people booked through The Cochrane House. Completed reservation is based on availability. These reservations must be made by phone or email. Discounts does not apply to additional add-on, such as massages, chef services and other packages listed on the Cochrane House website and informational material.



7. Invitation to member only events at The Cochrane House and affiliated events will be sent to Members. Admittance to these events is not guaranteed. These events are first RSVP, first served. The Cochrane House Events and affiliated events are subject to capacity limits, costs, and additional event rules and regulations that must be followed.
8. ALL Members are able to access discounted Tiger Game Tickets. Members must call The Cochrane House to purchase tickets to receive the discount. Seats to the Tigers Games are based on availability. The Cochrane House cannot guarantee that certain dates, times, and seats will be available. The Cochrane House is not liable for circumstances outside of the Cochrane House control, such as partnership termination with Detroit Tigers. If such partnership is terminated, members will be notified.
9. The Cochrane House receives information on early access to Postseason Tiger events and select 313 Present Tickets. As soon as TCH is informed of pre-sale events, all Members will be informed with access codes and concierge services to these events. The Cochrane House cannot guarantee that tickets will be available for all pre-sale events and select 313 Present Tickets. The Cochrane House is not liable for circumstances outside of the Cochrane House control, such as partnership termination with Detroit Tigers or 313 Presents. If such partnership is terminated, members will be notified.
10. Depending on the Membership package purchased, Members can receive a 10% discount on ALL eligible Cochrane House Events. Admittance to these events is not guaranteed. These events are first RSVP, first served. The Cochrane House Events and affiliated events are subject to capacity limits, costs, and additional event rules and regulations that must be adhered to.



11. Depending on the Member's length of membership, Members are able to place in escrow 5-10% of their membership fees (banked membership fees), to use towards the Member's next stay, retreat, or event. These banked membership fees do not apply to additional add-ons, such as massages, chef services and other packages listed on TCH website and informational material. Although, TCH will keep a record of these banked membership fees, Members are also responsible for tracking the amount of banked membership fees placed in escrow as well.
12. Depending on the length of membership, Members receive one or two massages, and/or one or two birthday/romantic packages added onto their booked reservation. These are annual add-ons.
13. Depending on the length of membership, Members have access to FREE premium seasonal Detroit Tiger tickets with food, and/or premium Detroit Piston tickets with food for two. Two tickets per game. Tickets are available on first booked, first served basis. FREE tickets are based on availability. The Piston season opener and Tiger's Opening Day may be subject to a drawing among the members, due to the popularity of these games. Members are given the opportunity to attend a minimum of two games annually, subject to availability.

Termination, Cancellation and Refund of Subscription:

1. Member may cancel their Subscription renewal by contacting The Cochrane House through email at info@thecochranehouse.com. In order to avoid the subscription payment for the next billing cycle, the Member must cancel his/her/they subscription 3 weeks prior to the next billing period. Member will not receive a refund for the fees that Member has already paid for Member's current Subscription period and Member will still have access to the Membership service until the end of Member's current Subscription period. The Member is also required to surrender parking passes,



membership cards and all BLM documents at the termination of membership. These documents must be surrendered within a week of termination.

2. The Cochrane House may terminate or suspend Member's access immediately, without prior notice or liability, for any reason whatsoever, including without limitation if Member breaches these Terms and Conditions.
3. Upon termination, Member's right to use the Membership Service will cease immediately.
4. Members will be notified of any terminations or suspension of Member's membership, by The Cochrane House, through email.
5. Except when required by law, paid Subscription fees are non-refundable. Certain refund requests for Subscriptions may be considered by The Cochrane House on a case-by-case basis and granted at the sole discretion of The Cochrane House.

Dispute Resolution:

1. If Members have any concern or dispute about the Membership program/services, Member agrees to first try to resolve the dispute informally by contacting The Cochrane House.
2. Any dispute between the parties relating to these terms and conditions will be handled, first through arbitration, and if necessary, exclusively by the courts located in Wayne County.



Changes to Terms and Conditions:

1. The Cochrane House reserves the right, at The Cochrane House's sole discretion, to modify or replace these Terms and Conditions at any time. If a revision is material, The Cochrane House will make reasonable efforts to provide at least (30) thirty days' notice prior to any new terms and conditions taking effect. What constitutes a material change will be determined at The Cochrane House's sole discretion. By continuing to access or use The Cochrane House membership program after those revisions become effective, Member agrees to be bound by the revised terms. If Member does not agree to the new terms, in whole or in part, the members subscription will be cancelled.

Limitation on Liability:

1. Notwithstanding any damages that Member might incur, the entire liability of the Cochrane House and any of its suppliers under any provision of this Terms and Conditions and Member's exclusive remedy for all of the foregoing shall be limited to the amount actually paid by Member through the Membership program.
2. To the maximum extent permitted by applicable law, in no event shall The Cochrane House or its suppliers be liable for any special, incidental, indirect, or consequential damages whatsoever (including, but not limited to, damages for loss of profits, loss of data or other information, for business interruption, for personal injury, loss of privacy arising out of or in any way related to the use of or inability to use the Membership program, third-party software and/or third-party hardware used with the Membership program, or otherwise in connection with any provision of this Terms and Conditions.



3. Some states do not allow the exclusion of implied warranties or limitation of liability for incidental or consequential damages, which means that some of the above limitations may not apply. In these states, each party's liability will be limited to the greatest extent permitted by law.

Warranty Disclaimer:

1. The Service is provided to You "AS IS" and "AS AVAILABLE". To the maximum extent permitted under applicable law, The Cochrane House, on its own behalf and on behalf of its Affiliates and its and their respective licensors and service providers, expressly disclaims all warranties, whether express, implied, statutory or otherwise, with respect to the Black Labe Membership Program, including all implied warranties of merchantability, fitness for a particular purpose, title and non-infringement, and warranties that may arise out of course of dealing, course of performance, usage or trade practice.
2. Without limiting the foregoing, neither The Cochrane House nor any of The Cochrane House's providers makes any representation or warranty of any kind, express or implied: (i) as to the operation or availability of the Membership program, or the information, content, and materials or products included thereon; (ii) that the Membership program will be uninterrupted or error-free; (iii) as to the accuracy, reliability, or currency of any information or content provided through the Membership program; or (iv) that the Membership program, its servers, the content, or e-mails sent from or on behalf of The Cochrane House are free of viruses, scripts, trojan horses, worms, malware, timebombs or other harmful components.



Severability and Waiver

1. If any provision of these Terms and Conditions is held to be unenforceable or invalid, such provision will be changed and interpreted to accomplish the objectives of such provision to the greatest extent possible under applicable law and the remaining provisions will continue in full force and effect.
2. Except as provided herein, the failure to exercise a right or to require performance of an obligation under these Terms and Conditions shall not affect a party's ability to exercise such right or require such performance at any time thereafter nor shall the waiver of a breach constitute a waiver of any subsequent breach.