Wedding Frequently Asked Questions

What is included in the rental of Edlynn Barn for my wedding?
Edlynn Farm provides the following:

- Access & use of wedding party cottage for wedding party to get ready for ceremony & reception
  - Two (2) separate getting ready spaces
  - *Please note: Outside alcoholic beverages are not permitted in the bridal cottage.*
- Access & use of the event barn and lower grounds
- Tables and chairs*
  - (10) 8-foot rectangular tables
  - (30) 6-foot round tables
  - 300 white wooden folding chairs

  ***Please Note:** We *do not* offer linens with the barn rental.
- Ceremony arbor/archway
- Wooden / Farmhouse Styled Sweetheart Table (if desired)
- Wooden / Farmhouse Styled Welcome Table (if desired)
- Set-up and teardown of Edlynn Farm-provided tables and chairs
- On-site staff for restroom and trash maintenance during event

Can I rent large party rentals such as tents, bounce houses, different tables / chairs, catering equipment, lounge furniture, etc.?
Large party rentals that require delivery / pick up are prohibited on the property without the written approval of Edlynn Farm management. This is due to our booking schedule, lack of storage and other factors.

How many guests can Edlynn Farm accommodate?
Our maximum guest count is three hundred (300).

Is Edlynn Farm wheelchair accessible?
Yes, the Edlynn Farm event barn and grounds are wheelchair accessible. The loft and bridal cottage are not.

What can the loft space used for?
Most frequently, we are seeing the loft space used for wedding photos, post-ceremony marriage license signing, and/or guest book signing. Due to the sealing finish on the stairs and loft flooring, we do not allow storage of décor boxes and/or bins in the loft.
**We do ask that no children are in the loft or on the staircase at any time.*

Is Edlynn Farm pet friendly?
Yes, Edlynn Farm is pet friendly and we would love to see your pet be a part of your celebration. Please note that pets must be always kept on a leash at all times and that they are not permitted in the Bridal Cottage or loft at any time.

What is your payment and cancellation policy?
The deposit required is 25% of your total event fee and is required with a signed rental agreement to reserve your date. The balance is then collected 90 days prior to wedding day.

If cancellation occurs more than 6 months before the event date, the client forfeits the deposit and no additional fees apply. If cancellation occurs between 6 months and 91 days before the event date, the client is responsible for 50% of the total rental fee. If cancellation occurs 90 days or less before the event date, the client is responsible for 100% of the total rental fee, regardless of whether the event is rescheduled or replaced by another booking. These payments are to compensate for lost rental opportunities and administrative costs.

If postponed more than 6 months in advance, deposits may be applied toward a new date within 12 months of the original date, subject to availability and current pricing. Postponements less than 6 months prior are treated as cancellations, except in the case of force majeure.

Are there any additional costs, cleaning fees or liability insurance required?
A security/damage deposit of $1,000.00 is required. The deposit must be secured via a completed Credit Card Authorization Form. Edlynn Farm reserves the right to charge the authorized card only in the event of:

- Damage to the barn, bridal cottage, or grounds, or
- Excessive cleaning required to return the barn, bridal cottage, or grounds to the condition in which they were found at the start of the rental period.

Any charges assessed will be documented and communicated to the Renter following the event. If no damages or excessive cleaning are necessary, the deposit will not be charged.

We do require that each client secure a liability insurance policy that protects them and us in the case of an accident. Our coverage limits are $2M per occurrence and $2M general aggregate, along with $5,000 in medical payments. Edlynn Farm must be listed as an Additional Insured party on the policy. Proof of coverage is due no later than forty-five (45) days before the event. We can make a recommendation on a provider if needed.

Are there other events scheduled at the Farm on the same day?
No, we only schedule one (1) event per day. The only other people that you will see on the Farm, other than your guests and vendors, will be the owners (who live on site) and Edlynn Farm personnel.

How much time will we get for our event and what time does our event need to end?
Please refer to our Rates & Amenities document for a detailed breakdown of what is included with each rental.

Can we do a rehearsal / walk-through of ceremony prior to wedding day?
A rehearsal is not something that we include in our rentals, simply because our calendar cannot support them. However, if you wanted to purchase an hour of time in the week leading up to wedding day for a rehearsal / walkthrough (subject to availability), the rate is $250/hour. Please note that you will be required to carry event insurance for that additional time on the property, in addition to your wedding day.

Will you personally handle and attend my reception?
An Edlynn Farm staff member will be on site for the duration of your rental to manage operational details such as the set-up/tear-down of your ceremony and reception tables & chairs. They will also maintain bathrooms and remove trash throughout your Event. Our staff member will not “coordinate” or “run” the schedule of your wedding day events and will not help with décor.

For that reason, we strongly recommend hiring a professional planner or day-of coordinator. Your wedding day goes by quickly, and the people closest to you (your mom, aunts, sisters and maid of honor, best friend, etc.) should get to enjoy it *with* you, not spend it worrying about what's next. A professional keeps your timeline on track and your vendors coordinated, so everyone you love can simply celebrate.

Does Edlynn Farm handle the clean up?
Edlynn Farm will handle the cleanup of our tables and chairs, as well as general cleaning of the barn and bridal party cottage. All other items will need to be cleaned up by your vendors and you. This includes arbor decorations, rose petals, rentals, etc. All takedown needs to be completed by one (1) hour after the conclusion of your rental period.

Do you have a season for hosting outdoor weddings versus indoor weddings?
We are able to host outdoor weddings from May 1st through October 15th each year, weather permitting.

Is there a backup plan for inclement weather should we decide to have an outdoor wedding?
In case of inclement weather that potentially impacts an outdoor wedding, your ceremony will be moved under the covered patio awning or inside the barn (depending upon total guest count size & preference). We do require notice of your ceremony location 48 hours before your rental period begins.

How do you heat the barn and bridal cottage in the colder-weather months?
The barn has in-floor radiant heat, which is the primary source of heat for the barn. The bridal cottage has a central-air system.

Where can I find nearby overnight accommodations for my guests?
There nearest traditional hotels are in Puyallup near the Fairgrounds. Additionally, there are several Airbnb & Vrbo rentals within close proximity of the Farm in the towns of Orting, Graham, Kapowsin, Puyallup, Sumner, Bonney Lake & Buckley.

Does Uber and/or Lyft pick-up at the Farm?
Due to the remote location of the Farm, Uber and Lyft drivers will drop off guests but typically do not offer return pickups. Guests should plan alternate transportation at the end of the event, as ride services are not reliably available for departures.

What is your alcohol & controlled substance policy?
All alcohol consumed on premises must be served by a licensed, permitted and insured bartender. Self-service is strictly prohibited and will result in immediate bar closure and forfeiture of the full security deposit. A copy of the bartender's Washington State business license, Washington State issued MAST/server's permit and liability insurance policy with a minimum of $1M in coverage, will be required for your event file. All alcoholic beverages must be kept behind and served from the bar-structure in the barn (with an exception being made for a satellite bar to be outdoors during a cocktail hour).

Alcohol service is limited to beer, wine, seltzers and two (2) signature cocktails during cocktail hour only. Champagne is permitted for toasts. Cocktail Hour is considered the 1-hour time block between the end of ceremony & the start of reception. At the conclusion of cocktail hour, any remaining liquor must be moved to a secure location.

Consumption of any alcohol in the bridal cottage or parking lot is not allowed.

Liquor shots are not permitted at any time.

The bar must be fully closed by 30 minutes prior to the couple's scheduled sendoff/farewell time. For example, if your rental period ends at 10:00PM and your scheduled sendoff time is 9:45PM, we will ask that last call takes place at 9:00PM and the bar be fully closed by 9:15PM.

Consumption directly out of glass bottles is prohibited and glass bottles are not permitted to be placed on any table or surface that is not behind the bar. If serving a beverage that comes in a glass bottle, the bartender will need to pour it into a cup. If looking to serve family-style beverages on a tabletop, the beverages will need to be served in non-breakable bottles or serving containers.

Glass water glasses are permitted on table tops, but we require that all wine glasses, champagne flutes, beer steins, cocktail glasses or other barware are acrylic or plastic in nature.

Controlled substances are not permitted on property.

What is your smoking policy?
Edlynn Farm is a non-smoking property; vaping is permitted.

Can we choose our own vendors or must we select from a list?
All caterers, bartenders, and entertainment vendors must be selected from Edlynn Farm's Preferred Vendor List unless a $500 per-category Buyout Fee is paid and the vendor meets all licensing, insurance, and policy requirements. Edlynn Farm reserves the sole discretion to approve or deny any vendor, and vendors with a history of non-compliance may be refused. All vendors are required to provide Certificates of Insurance naming Edlynn Farm as an "Additional Insured" with a minimum coverage of $1,000,000, along with any other documents required for their field of service.

Other vendors such as photographers, videographers, florists, hair/makeup artists, etc., you are free to select whomever you would like. If you would like us to make recommendations on vendors in those categories, we are happy to do so!

Will I need to get a liquor license or banquet permit?
You will not need to get a liquor license, but you will need to secure a banquet permit for your event. This document allows the service and consumption of liquor at a private, invitation-only event that is held in a public place or business. They are $10.00 and can be purchased here: https://lcb.wa.gov/licensing/banquet-permits

Does Edlynn Farm have arbors for my ceremony and/or a stage?
The Farm has an arbor available for the ceremony location. You may decorate the arbor as you see fit. The dimensions of it are 8 feet wide by 8 feet tall.

Is there WIFI on property for family / wedding party / vendor use?
Currently Edlynn Farm *does not* have WIFI on property. We are working to secure a vendor that can provide us with a strong, reliable signal.

Are there any items that we cannot celebrate with?
Rice, glitter, sparklers, fireworks, birdseed, confetti, fire lanterns, and smoke / fog machines may not be used. All candles on property must be flameless and battery-operated; fire pits – whether fueled by real wood or propane – are not permitted. Bubbles may be used on concrete or gravel spaces only. Cold Sparks machines are permitted only if commissioned through our Preferred Vendor, Kyle Mullins of More Than Just Music. Candles must be flameless and battery operated. If using flower petals for the ceremony aisle or farewell, please note that Edlynn Farm *will not* clean up those items. Failure to clean up those items will result in the forfeiture of your security / damages deposit.

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If affixing items to the walls, posts or beams, please use the blue Sticky Tack or 3M Command strips/hooks. If needing to tape wires down to the floor, please use gaff tape only. Draping of lights or fabric from the post or beans on the interior of the barn is permitted only when install and removal is handled by a business licensed and insured team. Mechanical lift equipment is not permitted when installing lights or drapery - ladders only.

Does Edlynn Farm permit aircraft on property (manned or unmanned)?
For insurance and legal purposes, the use of any aircraft – including drones, helicopters, airplanes, or other manned or unmanned aerial vehicles – is strictly prohibited on Edlynn Farm property. Exceptions may only be granted with prior written approval from venue management and proof of proper licensing & insurance.

Can we come back and do a walkthrough of the venue before our wedding day?
Absolutely. We currently host "visiting hours" for our currently booked clients on Tuesday evenings from 6pm to 7pm. If you would like to visit on a Tuesday, please let us know so we can add you to the list for that date. Please note that drop-in visits are not allowed without prior approval.

Is there anything else to be aware of?

1) **Children Safety Precaution:**
   Please note that there are a few areas of our barn and grounds that are not suitable for young children & pets to be while unsupervised. These areas include, but are not limited to our barn loft, storage closets, the bridal cottage (due to staircase), anywhere near the River Valley drop-off, parking lot and driveway, future pond site, creek area etc. To ensure everybody's safety and well-being, we are communicating this to our prospects, clients, guests and vendors and asking that no children or pets be left unattended at any time throughout the day.
2) **Vehicles & Parking:**
   We do ask that there are no motorized vehicles on the concrete or grass space that surrounds the barn and bridal cottage building; we also ask for no vehicles in the pasture across from the barn, near the creek. Non-permitted vehicles include scooters, motorcycles, ATV's, cars, trucks, etc. The concrete is not reenforced for the weight of vehicles and the grass spaces our septic system, propane tank and irrigation system. Damages to these systems will result in forfeiture of the couple's security deposit & a claim filed against the couple's event insurance policy & your insurance policy.
3) **Posted Signage:**
   Please observe the posted signage on the property (10mph speed limit signs, no smoking signs, no parking signs etc.)
4) **Consideration:**
   Finally, keep in mind that we are most likely holding someone else's special event the day following yours, so please respect our bridal cottage, barn and grounds so we can ensure that everyone has the experience that they deserve.

   Thank You!

Edlynn Farm