

**River Farm Rental Rates  
2024 – 2025**

**In-Season Events | April – November**

- \* Includes standard tent – 30'x80'
- \*\* Includes expanded tent – 30'x120'

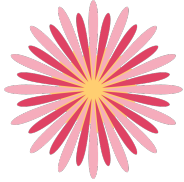
<b>Monday – Thursday</b> <i>River Farm is open to the public 9 am-5 pm</i>	
<ul style="list-style-type: none"> <li>• 9-hour rental</li> <li>• Rental timeframe must end by 11 pm</li> <li>• Guests must depart by 10 pm, vendors by 11 pm</li> </ul>	
<b>Number of Guests</b>	<b>Rental Fee</b>
Up to 160 guests*	\$9,500
161-240 guests**	\$13,500
<b>Friday</b> <i>River Farm is open to the public 9 am-5 pm</i>	
<ul style="list-style-type: none"> <li>• 9-hour rental</li> <li>• Rental timeframe must end by 12 am</li> <li>• Guests must depart by 11 pm, vendors by 12 am</li> </ul>	
<b>Number of Guests</b>	<b>Rental Fee</b>
Up to 160 guests*	\$11,900
161-240 guests **	\$15,900
<b>Saturday</b> <i>River Farm is open to the public 9 am-1 pm</i>	
<ul style="list-style-type: none"> <li>• 9-hour rental</li> <li>• Rental timeframe must end by 12 am</li> <li>• Guests must depart by 11 pm, vendors by 12 am</li> </ul>	
<b>Number of Guests</b>	<b>Rental Fee</b>
Up to 160 guests*	\$14,900
161-240 guests **	\$18,900
<b>Sunday</b> <i>River Farm is closed to the public</i>	
<ul style="list-style-type: none"> <li>• 9-hour rental</li> <li>• Rental timeframe must end by 11 pm</li> <li>• Guests must depart by 10 pm, vendors by 11 pm</li> </ul>	
<b>Number of Guests</b>	<b>Rental Fee</b>
Up to 160 guests*	\$13,900
161-240 guests **	\$17,900

**Off-Season Events | December – March**

Does not include tent; must be installed for 80+ guests

<b>Monday – Thursday</b> <i>River Farm is open to the public 9 am-5 pm</i>	
<ul style="list-style-type: none"> <li>• 9-hour rental (2-11 pm)</li> </ul>	
<b>Number of Guests</b>	<b>Rental Fee</b>
Up to 80	\$4,500
Up to 160 guests	\$8,500
161-240 guests	\$12,500
<b>Friday</b> <i>River Farm is open to the public 9 am-5 pm</i>	
<ul style="list-style-type: none"> <li>• 9-hour rental (2-11 pm)</li> </ul>	
<b>Number of Guests</b>	<b>Rental Fee</b>
Up to 80	\$5,500
Up to 160 guests	\$10,500
161-240 guests	\$14,500
<b>Saturday</b> <i>River Farm is open to the public 9 am-1 pm</i>	
<ul style="list-style-type: none"> <li>• 9-hour rental (2-11 pm)</li> </ul>	
<b>Number of Guests</b>	<b>Rental Fee</b>
Up to 80	\$5,500
Up to 160 guests	\$10,500
161-240 guests	\$14,500
<b>Sunday</b> <i>River Farm is closed to the public</i>	
<ul style="list-style-type: none"> <li>• 9-hour rental (9 am-6 pm or 1-10 pm)</li> </ul>	
<b>Number of Guests</b>	<b>Rental Fee</b>
Up to 80	\$5,500
Up to 160 guests	\$10,500
161-240 guests	\$14,500

**Note:** For in-season rentals, the tent is equipped with side walls, fans, chandeliers, café lighting around the perimeter, and a white tent liner. Heaters and a dance floor are not included but may be rented from our designated vendor.



**3-Hour Garden Rentals – Ceremony Only**

Monday – Friday, 9 am-5 pm		Weekday Evenings, after 5 pm Saturday & Sunday Mornings, 9 am-1 pm	
50 or fewer guests	\$1,000	50 or fewer guests	\$1,500
51-75 guests	\$1,500	51-75 guests	\$2,000
76-100 guests	\$2,000	76-100 guests	\$2,500
101-150 guests	\$2,500	101-150 guests	\$3,000
151-240 guests	\$3,000	151-240 guests	\$3,500

**Note:** Garden rentals do not include the use of the manor house. Ceremony seating is not included.

**Memorial Rentals**

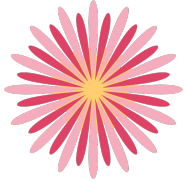
Monday – Friday		Saturday & Sunday	
Up to 50 guests	\$1,500	Up to 50 guests	\$2,000
51-160 guests	\$2,500	51-160 guests	\$3,000
161-240 guests	\$6,500	161-240 guests	\$7,000

**Note:** Rental furniture is not included.

**Meeting and Retreat Rentals**

Monday – Friday, 9 am-5 pm	
Up to 25 guests	\$1,000
26-50 guests	\$1,500
51-75 guests	\$2,000
76-100 guests	\$2,500

**Note:** Rental furniture is not included.



Reservations for an event are secured with a **signed contract** and a **non-refundable deposit of 50%** of the rental fee.

All rental timeframes include vendor setup, breakdown, and equipment load in/load out time.

Due to Special Exception Rules from Fairfax County, the end times of events are not negotiable. To hold events in a residential neighborhood, everyone, including vendors, must depart the property no later than the times noted below:

- Sunday through Thursday – Guests must depart by 10 pm, vendors must depart by 11 pm.
- Friday and Saturday – Guests must depart by 11 pm, vendors must depart by 12 am.

Additional pro-rated hours may be added to the beginning of your event; ask AHS staff for pricing and availability.

All rentals, excluding ceremony only garden rentals, include use of the main floor of the estate house (ballroom, dining room, parlor, kitchen, and gardens). For weddings, two additional rooms are also provided.

For in-season rentals, tenting is included. The tent is equipped with side walls, fans, chandeliers, café lighting around the perimeter, and a white tent liner. Heaters and a dance floor are not included but may be rented from our designated vendor.

- Reservations for expanded tent installation (events with 160+ guests) must be made a minimum of 8 weeks in advance, or additional charges may apply. The same applies to the installation of standard and expanded tent in the off-season.

The maximum capacity of the ballroom is 80 guests seated theater style. For guests seated at around tables, the maximum capacity is 50 guests.

For events with 75+ guests, the procurement of restroom trailers is recommended.