

For weddings, quinceañeras, showers, birthdays and every other party

22 Questions to Ask Any Venue

Most venues quote you a number that leaves things out — cleaning, setup, overtime, the second event in the building. Ask these 22 before you put down a deposit, write the answers in the grid, and the right room becomes obvious.

From The Cove at St. Johns — an owner-run event venue in Fruit Cove, Florida. Free to keep, copy and share.

Ask every venue the same 22 questions

Print this, take it to every tour, and don't accept "it depends" — ask for the answer in writing. A venue that answers all 22 clearly is telling you something about how your day will go.

Money

- ☐ 1. What is the total price for my date, all in — including cleaning, service, setup and any "venue" fees?
- ☐ 2. Is there a cleaning fee, setup fee, or security deposit on top of the rate? How much, and when is it refunded?
- ☐ 3. What is the deposit to hold the date, and what is the cancellation and rescheduling policy, in writing?
- ☐ 4. What is the overtime rate if we run long, and when does the clock start — at setup, or when guests arrive?
- ☐ 5. If I add guests, what is the per-guest charge above the package count?

Time

- ☐ 6. How many hours am I actually getting, and how many of those are for setup and breakdown?
- ☐ 7. When can my vendors load in? Is there another event in the room earlier or later that day?
- ☐ 8. Is the venue exclusively mine during my event, or could another group share the building?
- ☐ 9. What time must music end and guests be out?

Space

- ☐ 10. How many guests fit *seated at tables* — not the maximum standing number?
- ☐ 11. Can I see the room empty, and on a day it's set up for an event my size?
- ☐ 12. Where do guests park, and is it free? How many restrooms are there?
- ☐ 13. What's built in — stage lighting, sound, a DJ setup, projector, Wi-Fi — and is any of it extra?
- ☐ 14. Is there a kitchen or warming kitchen for my caterer?

Decor & vendors

- ☐ 15. Is decor included, and exactly what does "included" mean — list it line by line?
- ☐ 16. Who sets up and takes down the decor? Do I need to bring a team?
- ☐ 17. Can I bring my own caterer and vendors, or must I use a preferred list? Is there a fee for outside vendors?
- ☐ 18. What is the alcohol policy, and who needs to be licensed or insured?

People & paper

- ☐ 19. Who will be on site during my event, and who is my one contact if something goes wrong?
- ☐ 20. What happens if the room is not ready on time? Is there any promise or remedy in writing?
- ☐ 21. Will everything we've discussed — price, hours, inclusions, policies — be in a written agreement before I pay?
- ☐ 22. Do I need my own event insurance? Does the venue carry its own?

Compare up to three venues

One row per question, one column per venue. Write the answer, not a tick — "included" and "extra" look the same as a tick.

#	Question	Venue 1	Venue 2	Venue 3
Money				
1	What is the total price for my date, all in — including cleaning, service, setup and any "venue" fees?			
2	Is there a cleaning fee, setup fee, or security deposit on top of the rate? How much, and when is it refunded?			
3	What is the deposit to hold the date, and what is the cancellation and rescheduling policy, in writing?			
4	What is the overtime rate if we run long, and when does the clock start — at setup, or when guests arrive?			
5	If I add guests, what is the per-guest charge above the package count?			
Time				
6	How many hours am I actually getting, and how many of those are for setup and breakdown?			
7	When can my vendors load in? Is there another event in the room earlier or later that day?			
8	Is the venue exclusively mine during my event, or could another group share the building?			
9	What time must music end and guests be out?			
Space				
10	How many guests fit seated at tables — not the maximum standing number?			
11	Can I see the room empty, and on a day it's set up for an event my size?			
12	Where do guests park, and is it free? How many restrooms are there?			

#	Question	Venue 1	Venue 2	Venue 3
13	What's built in — stage lighting, sound, a DJ setup, projector, Wi-Fi — and is any of it extra?			
14	Is there a kitchen or warming kitchen for my caterer?			
Decor & vendors				
15	Is decor included, and exactly what does "included" mean — list it line by line?			
16	Who sets up and takes down the decor? Do I need to bring a team?			
17	Can I bring my own caterer and vendors, or must I use a preferred list? Is there a fee for outside vendors?			
18	What is the alcohol policy, and who needs to be licensed or insured?			
People & paper				
19	Who will be on site during my event, and who is my one contact if something goes wrong?			
20	What happens if the room is not ready on time? Is there any promise or remedy in writing?			
21	Will everything we've discussed — price, hours, inclusions, policies — be in a written agreement before I pay?			
22	Do I need my own event insurance? Does the venue carry its own?			

How The Cove at St. Johns answers

We publish what's included and our package range, so many of these are answered before you call. Where the answer depends on your date, it says *ask us* — and we mean it.

#	Question	The Cove
1	What is the total price for my date, all in — including cleaning, service, setup and any "venue" fees?	Our package range is on our website; Nilsa gives you the all-in number for your date. Cleaning is included — never a separate fee.
2	Is there a cleaning fee, setup fee, or security deposit on top of the rate? How much, and when is it refunded?	No cleaning fee. Deposit terms: ask us, we'll put it in writing.
3	What is the deposit to hold the date, and what is the cancellation and rescheduling policy, in writing?	Ask us — we answer in writing before you pay.
4	What is the overtime rate if we run long, and when does the clock start — at setup, or when guests arrive?	Extra hours and add-ons are quoted with your date — ask us and we'll put it in writing.
5	If I add guests, what is the per-guest charge above the package count?	Quoted before you commit, so it is never a surprise on the invoice.
6	How many hours am I actually getting, and how many of those are for setup and breakdown?	Set per package. 8-hour packages: three hours to decorate, five to celebrate.
7	When can my vendors load in? Is there another event in the room earlier or later that day?	One event at a time. Your setup window is yours; there's no earlier event to wait on.
8	Is the venue exclusively mine during my event, or could another group share the building?	Yes — exclusively yours. We host one event at a time.
9	What time must music end and guests be out?	Ask us for your date.
10	How many guests fit <i>seated at tables</i> — not the maximum standing number?	Up to 100 guests in about 1,500 sq ft; packages are priced to a stated guest count.
11	Can I see the room empty, and on a day it's set up for an event my size?	Yes — book a private tour. The owner walks you through the room.
12	Where do guests park, and is it free? How many restrooms are there?	Free on-site parking at the door. Restrooms opened for your event size.
13	What's built in — stage lighting, sound, a DJ setup, projector, Wi-Fi — and is any of it extra?	Stage lighting, DJ booth, projection, audio and Wi-Fi are built in.
14	Is there a kitchen or warming kitchen for my caterer?	Warming kitchen and buffet tables are included in the packages.
15	Is decor included, and exactly what does "included" mean — list it line by line?	Yes — every inclusion is listed on the package, line by line, at /pricing.
16	Who sets up and takes down the decor? Do I need to bring a team?	Our in-house team sets up and takes down. You show up and host.
17	Can I bring my own caterer and vendors, or must I use a preferred list? Is there a fee for outside vendors?	Ask us — we'll tell you straight, in writing.

#	Question	The Cove
18	What is the alcohol policy, and who needs to be licensed or insured?	Ask us — we'll tell you straight, in writing.
19	Who will be on site during my event, and who is my one contact if something goes wrong?	Nilsa, the owner, and her team. You have one contact: her.
20	What happens if the room is not ready on time? Is there any promise or remedy in writing?	Our own team sets the room before you arrive and Nilsa is here on the day. Ask us — we'll tell you straight, in writing.
21	Will everything we've discussed — price, hours, inclusions, policies — be in a written agreement before I pay?	Yes. Always.
22	Do I need my own event insurance? Does the venue carry its own?	Ask us. We'll tell you what we carry and what you'd need.

About the venue behind this kit

The Cove at St. Johns

An owner-run event venue in Fruit Cove, St. Johns County, for weddings, quinceañeras, sweet sixteens, showers, birthdays and company events — up to 100 guests, about 1,500 square feet, one event at a time, with decor and planning done in-house by our own team.

Package pricing is published at thecoveatstjohns.com/pricing — the final number is tailored to your guest count, decor and level of customization.

How to reach us

Call or text (904) 704-9820

Online thecoveatstjohns.com/book-a-tour

Visit 616 State Rd 13 N, Unit 10, Fruit Cove, FL 32259

Bring the grid to your tour. We'll fill in our column with you, in writing.

Nilsa Bibiloni, owner. I spent 22 years in the military before I opened The Cove, and that's still how I run it: plan the details early, keep the timeline tight, and make sure nothing lands on you.