

Storage Unit Rental Agreement

Miller's Mowing Moving and More

158. S. Dakota Ave.
P.O. Box 88
Guernsey, Wy 82214
(307) 575-5797
MillersMowingMovingandMore@gmail.com



Rental agreement to provide storage services for

Name: _____

Date

June 24,
2019

Storage Unit Provided By:

Miller's Mowing Moving and More
158. S. Dakota Ave.
P.O. Box 88
Guernsey, Wy 82214
(307) 575-5797
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Storage Unit Leased To:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Text: Yes / No

Email: _____

Period of Storage Unit Rental

Storage unit rental shall commence on _____, and

shall continue through _____.

shall continue until notice of termination

References

Name: _____ Phone: _____

Name: _____ Phone: _____

Storage unit Selection

Four sizes of storage units are available. Sizes listed are approximate and not all units may be available at any given time. Please select your choice of unit and rate.

Size	Monthly rate	Weekly rate
<input type="checkbox"/> 8x9 Short	<input type="checkbox"/> \$27.00	<input type="checkbox"/> \$13.50
<input type="checkbox"/> 8x9 Tall	<input type="checkbox"/> \$30.00	<input type="checkbox"/> \$15.00
<input type="checkbox"/> 9x23 Short	<input type="checkbox"/> \$47.00	<input type="checkbox"/> \$23.50
<input type="checkbox"/> 9x23 Tall	<input type="checkbox"/> \$50.00	<input type="checkbox"/> \$25.00

Initial of Tenant

Storage Unit Rental Agreement for Name: _____ • June 24, 2019

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Terms of Rental Agreement

The tenant agrees to the following terms. Please read carefully.

1. The tenancy herein created shall be on a month to month basis or a week basis determined by the selection above. Both tenant and manager may terminate the tenancy at any time on a 15-day notice. Minimum rental period is 30 days for monthly and 7 days for weekly.
2. The rent specified above shall be paid monthly for monthly agreements and weekly for weekly agreements. The rent shall be paid in advance to the manager at the address above. Receipts for payments will be provided upon payment. Statements will only be sent upon request.
3. Units are rented for storage purposes only. No utilities are furnished. Units are not to be heated or cooled.
4. No signs may be posted. Nothing may be nailed or fastened to the walls or structure of the unit.
5. No material shall be stored which could be a hazard to the building or to other tenants or which are considered illegal under state or federal law.
6. Manager shall not be liable for personal injury to tenant or for any damage to the property of the tenant irrespective of how such injury or damage may have occurred.
7. Manager reserves the right to enter the unit in the event of an emergency or for the purpose of inspection to verify compliance with the terms of this agreement.
8. Manager does not provide insurance coverage for the Tenant's property. Risk of loss or damage of property and insurance coverage lie with the tenant.
Note: Many homeowners insurance policies don't cover storage units. The tenant is responsible for their own insurance.
9. The Manager and the Tenant hereby release each other from any cause of action for risk which may be covered by fire or extended overage policies of either. The purpose of this provision is to eliminate the subrogation rights of respective insurance carriers of the Tenant and the Manager.
10. The Tenant agrees to place an active credit card or debit card on file and pay the first month with that card.
11. The Tenant agrees to allow a copy of a photo ID on file.
12. If payment has not been received by the 10th of the month for monthly rental agreements or by the beginning of the next week for weekly rental agreements. The Manager reserves the right to charge the credit/debit card in file. If payment cannot be obtained through this method a late payment penalty of \$5.00 will be assessed on the (11th) day of the month as well as any bank fees that may have been incurred though the attempted charge. Thereafter an additional \$1.00 per day penalty shall accrue until rent and penalties are paid in full. Failure to pay rent for sixty (60) days when due shall terminate the tenancy herein. Manager shall be entitled to immediate possession and may exercise any remedies available to him by law. Tenant specifically grants Manager a lien on the stored personal property for the payment of any rent due.
13. In the event legal action is necessary for Manager to enforce payment of rent or for resumption of possession under the terms of this rental agreement, the prevailing party shall be entitled to reasonable attorney fees.
14. This agreement may not be assigned by the Tenant to a third party.
15. Tenant shall be issued one key per unit and the key may not be duplicated. A non-refundable key deposit of \$10 is required. Agreement shall be terminated when key is returned to manager.
16. No person who is not on this agreement may be given access to the storage unit unless the Tenant is present.
17. The manager reserves the right to charge the credit/debit card on file for any repairs for damages to storage unit or property.

Payment Schedule

Weekly storage shall be billed on the first day of storage and will commence until storage unit is empty.

Monthly storage shall be billed at a prorated amount for the first month. With the key deposit added.

$(\text{Days left in the month}) / (\text{Days in the month}) \times [\text{Unit price}] = \text{Prorated price for first month.}$

Example: $(24 \text{ days left in the month} / 30 \text{ days in the month}) \times \$25 \text{ unit price} = \19.80

$\$19.80 \text{ Prorated price} + \$10 \text{ Key deposit} = \$29.80 \text{ for first month}$

There will be no refund for unused portion of last month usage.

Perferred Payment Method	Credit/Debit card to be kept on file
This will be the default payment method	If this is not the default payment it will only be used if for the initial payment and any payment that is not received by the appointed time.
<input type="checkbox"/> Cash <input type="checkbox"/> Check/Money Order <input type="checkbox"/> Credit card <input type="checkbox"/> Debit card <input type="checkbox"/> Paypal	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px; text-align: center; font-weight: bold;">Credit/Debit Card Information</div> <div style="border: 1px solid black; padding: 2px;">Card Type: <input type="checkbox"/> MasterCard <input type="checkbox"/> VISA <input type="checkbox"/> Discover <input type="checkbox"/> Other</div> <div style="border: 1px solid black; padding: 2px;">Cardholder Name (as shown on card):</div> <div style="border: 1px solid black; padding: 2px;">Card Number:</div> <div style="border: 1px solid black; padding: 2px;">Expiration Date (mm/yy):</div> <div style="border: 1px solid black; padding: 2px;">Cardholder ZIP Code (from credit card billing address):</div> <div style="text-align: right; margin-top: 10px;">security code here _____</div>

I hereby agree to the terms stated herein. I am accepting responsibility for Storage Unit Number _____ and agree to pay a total of \$ _____ on or before the first day of each month beginning _____ for the use of said unit. **Miller's Mowing Moving and More** is authorized to charge the credit/debit card listed above for agreed upon purchases. I understand that my information will be saved on file for future transactions on my account.

Name: Name: _____
Signature: _____
Title: _____
Date: _____

Miller's Mowing Moving and More
Signature: _____
Title: Manager
Date: _____