

ARJ Sanford Storage

673 W. Beamish Rd.
Sanford, MI 48657
Office (989) 695-6206 Cell (989) 239-0995
(Email) woods@arjsanfordstorage.com
www.arjsanfordstorage.com

Rental Agreement

Renter's Name: _____ SSN: _____

Address: _____ City: _____

State: _____ Zip: _____ Phone: _____

Email: _____

Unit #: _____ Gate Pin Code: _____

Payment due each month: _____

If the Unit is used by someone other than the Renter, provide the following information for that occupant (Renter has a continuing obligation to notify Owner, in writing, if any other occupant uses the Unit or if the address and/or phone number of any occupant changes).

Name: _____ Phone: _____

Address: _____

Terms of Agreement:

1. **Payment:** Payment is due on the 1st of each month. If you are five (5) days late on payment due, the Owner has the right to lock your Unit, without prior notice, to you or any other occupant. There will be a \$25 charge to remove the said lock. Missed or late payment may also result in denial of gate access. There is a \$25 charge for any returned check.
2. **Clean-up Fee:** A \$25 clean-up fee is due when this agreement is signed. The fee is refundable when renter provides management with ten (10) days' notice of their intention not to renew the lease and the renter leaves the unit clean and empty.
3. Renter agrees that the unit will not be used for shelter, living, or residential purposes for any period of time.
4. Renter agrees to carry their own liability and comprehensive insurance to protect against theft, fire, windstorm, water damage, hail, and vandalism. As renters of the space, the facility Owner cannot and will not be responsible for loss of any kind, and it is mutually understood that the Renter hereby releases the facility Owners from any, and all liability. _____ Initials
5. Rent must be paid in full before removal of Renter's property.
6. **Automatic Renewal:** This agreement will automatically renew each month until the Renter provides Management with ten (10) days written notice of their intention to not renew.
7. **Failure to Pay:** Renter acknowledges that the facility Owner is hereby given a lien upon the property, whether or not owned by the Renter, to secure rent or other lawful charges incurred relative to the

storage of the property, including expenses necessary for its preservation, or reasonably incurred in its sale and any other services rendered to or supplied to the Renter during the term of this agreement. The lien given in this Section 7 is in addition to any liens or remedies that may exist by law.

8. **Heat/Hazardous Materials:** Renter agrees not to utilize any heat source within the building. Absolutely no hazardous materials are to be stored on the property. If the Owner has cause to believe that there is a heat source or hazardous materials in your Unit, Owner may remove lock and clean out the unit immediately at the renter's expense.
9. **Food Storage:** Storage of any food product is prohibited to avoid the chance of rodent attraction. If the Owner has cause to believe that there is a food product in your Unit, Owner may remove the lock and clean out the unit immediately at the renter's expense.
10. Facility Owner will cooperate with law enforcement on any illegal activities on property or in units.

NOTICE: If you fail to make your required rent, you will have to vacate the Unit or your property may later be sold at a public sale. Before the sale, you will be notified by first-class mail or by electronic mail of the amount due. The notice will be mailed to your last known address. In order to preserve your right to be notified, it is important that you notify us in writing of any change in your mailing address. Also, you should supply us with the name and address of another person who can reach you if you are not at your mailing address, and we will notify that person at the same time and in the same manner as we notify you. _____Initials

Miscellaneous Terms of Lease: _____Initials

Types of goods being stored: _____Initials

I have read the above Rental Agreement and understand and accept the terms and conditions set forth herein and have received a copy of said agreement.

Renters Signature

Date

First month's rent received: _____

Additional payments received: _____

Clean-Up Fee: _____

Total amount received upon signing agreement: _____

For Outside Storage Use Only:

Type of vehicle being stored: _____ Year: _____

Make: _____ Model: _____ License Plate #: _____