




### Rental Agreement – Effective October 2018

This agreement is between C's Storage Rental (Landlord) and \_\_\_\_\_ (Renter). Landlord does hereby rent storage room number \_\_\_\_\_ in approximate building size \_\_\_\_\_ located at 3107 Cove Ave La Grande, Oregon. Beginning on \_\_\_\_\_ at a rental rate of \$\_\_\_\_\_ Also a \$\_\_\_\_\_ deposit. This fee is refundable if the storage unit is returned clean, free of damage when the renter terminates the agreement, the lock and keys have been returned and all rent and or late charges are paid.

Number of Keys issued

#### The Terms of this Rental Agreement are as follows:

 Please initial all boxes

**Terms.** Renter shall pay the rent on the first of each month: shall maintain the storage room and the storage room door in good condition and repair any damage resulting from its use: and shall keep the door to the storage room locked at all times. Proration of rent is for move in only. Landlord may change the rent or other fees by providing renter 30 days advance notice at the address stated in this agreement

**Permitted Usage.** Only authorized use is a storage area for business or personal property. This storage is NOT for habitation or conducting onsite business. Garage sales by permission only!

**Late Charges & Fees:** A late charge will occur if rent has not been paid by the 5<sup>th</sup> of each month. Renter agrees to pay an initial late fee of **\$10.00**. If the rent is not paid by the 20<sup>th</sup> of each month then an additional late fee of **\$15.00** is accrued for each month rent is past due. Lost key(s) will result in a charge of **\$20.00**. It is the renter's responsibility to update landlord of any change of new phone number and addresses. Returned or bounced check fee is **\$25.00**

The second time late payment occurs the Renter agrees to pay a late fee of **\$20.00**. If the rent is not paid by the 20<sup>th</sup> of the second month rent is late an additional fee of **\$25.00** is accrued for each month rent is past due.

The third time late payment occurs, the Renter agrees to pay a late fee of **\$30.00**. If the rent is not paid by the 20<sup>th</sup> of the second month rent is late an additional fee of **\$35.00** is accrued for each month rent is past due.

**Lock Out:** If Renter should fail to pay rent for **5 days** after it's due a Lock-Out of your unit will take place.

**Termination.** At the discretion of C's Storage management your rent agreement may be terminated at any time for any reason. If you have been locked out three times in one calendar year, your rental agreement may be terminated. You will have 30 days to vacate the unit. You will receive either a text, email or written notice.

**Breach of Agreement.** After 30 days breach of rental agreement has taken place, default warnings may be texted, emailed or in certified letter, sent to the last known mailing address of the party as stated in this rental agreement. The current legal fees are: **\$25.00**-dollar charge for certified mail, **\$50.00** charge for default newspaper auction notice Ad. These are added to TOTAL accrued rent bill. At this this time we reserve the right to recover monies owed to landlord by auction or disposal.

**Lien.** Landlord shall have a lien against the property of renter in the storage room to secure the payment of any unpaid rent and against the claims of any third parties; to goods sold by the landlord's pursuant to any such lien.

**Hazardous Goods.** Renter shall not store explosive or highly inflammable material or goods in storage room: shall not allow any noxious odor or liquid of any kind to escape from the storage room; shall not use storage room for any unlawful purpose.

**Limits of Liability.** Renter shall have no claim against landlord and the landlord shall have no liability for any loss or damage to renter's property resulting from fire, explosion, vandalism, rodent, rain, snow, wind, water damage, heat, cold, dust, any acts of god, theft or any other cause not named. Regardless of whether such loss of damage may be caused or contributed to by the negligence of the landlord. Contents of unit shall not exceed \$7,500 dollars. Renter accepts storage space as is and will all faults.

**Insurance.** Landlord has no insurance and has no obligations to carry insurance on renter's property stored in the storage room. Landlord shall have no liability to renter for injury to renter or others caused by any condition existing near or about the storage area or resulting from the activities of renter. Renter shall hold landlord harmless from all claims of any third parties arising in any manner out of renters use of the storage room. **Renter must have their own renter's insurance for the contents of the unit.**

**Security.** Landlord does not provide any onsite security such as cameras, electric gates or watchman personal.

**Vacating unit.** Tenant must leave the storage unit completely empty and returned to the condition at the time of the original rental. A cleaning fee may be assessed. Landlord will dispose of any property left outside of storage unit. Any items left inside storage unit once agreement is terminated and key is returned will be disposed.

**Winter Access.** During snow season, as a courtesy, we routinely plow the driveway and maintain a degree of access, to the best of our ability and equipment. Some units' due to location and wind direction get more snow and wind than others. If you need winter time access, bring snow shovels and something for breaking frozen ice, hammer, chisel/ice pick. The door may get frozen shut. If provided with 48 hours' notice we offer a dig out service. Each situation and need are unique, we will quote you a service fee per event.

This agreement and rental fees are month to month. At the sole discretion of C's Storage management, rent fees may increase or your rental agreement may be terminated. You will receive written, texted or e-mail notification.

Landlord \_\_\_\_\_ Renter \_\_\_\_\_  
Signature Signature

**In Witness whereof the parties have executed this month-to-month agreement on \_\_\_\_\_ Date**

Renter (Print Name) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Family Member or Close Friend:**

Name \_\_\_\_\_ Phone Number \_\_\_\_\_