

RENTAL AGREEMENT
North Ranch Self-Storage #2
4006 US Hwy 259 N., Longview, TX 75605
903-663-2988
info@longviewranchstorage.com

Customer Information

Name _____

Address _____

Phone Home _____ Work _____

Driver's License # _____ Email _____

_____ (initials) North Ranch Self-Storage #2 acknowledges that your email address is highly confidential. This highly confidential information will be treated with the utmost respect. We do not provide, supply, sell or otherwise distribute your personal information, including email address, to any third party.

_____ (initials) I, _____ (Customer name), have no email address and indemnify North Ranch Self-Storage #2 for failure to contact me via email.

HELP US NEVER LOSE CONTACT WITH YOU IN CASE OF FIRE, FLOOD, BURGLARY OR BREAK-IN

Emergency Alternate Contact(s): **(Required)** Designate a person residing at a permanent address other than your own.

Name	Phone
_____	_____
_____	_____

Only the customer and authorized access persons will be allowed to the room under this agreement. North Ranch Self-Storage #2 must be notified in writing of any changes of authorized persons, address, telephone, or lost or stolen cards.

Credit Card / Recurring ACH Payment Plan:

I have authorized North Ranch Self-Storage #2 to automatically debit my bank account or charge my credit card as applicable and requested every month for all charges associated with my storage room. Cardholder agrees to notify North Ranch Self-Storage #2 of any changes to the banking or credit card information.

Account number _____ Expiration Date _____

Authorized Signature _____ Date _____

CAUTION:

Failure to pay on due date will result in:
\$25 late fee charged. Denied access to your room.
\$15 pre-lien fee charged 15 days after the due date.
\$50 lien processing fee. Assessment of a lien and sales of stored goods.

CONTRACT DETAIL:

Room Size: _____ Monthly Due Date: _____ Total Due Monthly: _____

Customer Signature _____ Date _____

INSURANCE REQUIREMENT

Protecting your property in storage is your responsibility.

Option One (The recommended choice)

I understand that North Ranch Self-Storage #2 does not insure my goods and is not responsible for damage or loss to my stored property. I confirm that North Ranch Self-Storage #2 has recommended that I provide proof of insurance coverage or immediately obtain coverage for my stored property. I confirm that Safestor Tenant Insurance has been offered.

____ **Yes**, I want to cover my stored items with Safestor Tenant Insurance with the coverage limit selected. I understand that the coverage is effective immediately at time of payment. I understand that the monthly rate to cover my stored goods is being collected by the facility and forwarded to the insurance as a courtesy. I understand that the storage facility is not responsible for paying my monthly premium if I fail to make payments. I understand that the facility may retain a portion of the monthly tenant insurance premium payment to cover the administration of the policy

Select Coverage and Rate

- _____ \$1,000 of coverage is \$7.95
- _____ \$5,000 of coverage is \$10.95
- _____ \$10,000 of coverage is \$20.95
- _____ \$15,000 of coverage is \$35.95

____ **No**, I decline participation in Safestor Tenant Insurance. I understand that by declining coverage I am completely responsible for any loss or damage to my property including but not limited to: mold, vermin, water damage, fire/smoke, tornado/hurricane, earthquake, lightning/hail, and burglary. I understand that the storage facility is not responsible for loss or damage to my stored goods and agree to hold this storage facility harmless. I understand that if I have a homeowner's or renter's insurance policy it may exclude coverage for my goods stored away from my primary residence or provide only limited coverage for these items.

Insurance Company Name: _____

Type: _____ Homeowner's _____ Renter's _____ Business Owner's _____ Other _____

Policy #: _____ Deductible: _____

I acknowledge that I have read the above information and have selected the best option for me.

Customer Signature: _____

Printed Name: _____

Date: _____ **Unit #:** _____

ATTENTION

This is a month-to-month lease. The term of this tenancy shall commence on the rental agreement date written, and shall continue thereafter on a monthly basis. Rent is payable in advance of the rental agreement date specified. North Ranch Self-Storage #2 is not a bailee of customer's property. **North Ranch Self-Storage #2 does not accept control, custody, or responsibility for the care of property.** Customer shall notify North Ranch Self-Storage #2 immediately, in writing, of address or telephone changes. Customers must provide their own **diskus style** lock (only one customer lock per room). North Ranch Self-Storage #2 may, but is not required to, lock the space if it is found open. Rent paid in advance is considered prepaid rent and will be refunded upon vacating. There is no refund for unused days if you vacate after the rent due date of the current month. North Ranch Self-Storage #2 reserves the right to change storage room rates with 30 days prior written notice to customer. It is your responsibility to pay on or before the due date. Free self-addressed payment envelopes may be provided for mailing rental payments. North Ranch Self-Storage #2 has the right to establish or change hours of operation or to proclaim rules and amendments or additional rules and regulations for the safety, care, and cleanliness of the premises or the preservation of good order at the facility. Customer agrees to follow all of the North Ranch Self-Storage #2 rules currently in effect, or that may be put into effect from time to time. Customer's access to the premises may be conditioned in any manner deemed reasonably necessary by North Ranch Self-Storage #2 to maintain order on the premises. Such measures may include, but are not limited to, requiring verification of customer's identity, limiting hours of operation and requiring customer to sign in and sign out upon entering and leaving the premises. Customer understands all sizes are approximate.

CAUTION

If rent is not paid on or before the due date, a \$25 late charge is due. A \$15 pre-lien fee will be charged if payment is not received 15 days after the due date. A \$50 lien processing fee plus all expenses associated with the sale will also be charged when the rent is 30 days late. The customer shall bear all risks of loss or damage to any and all property stored in the rental space, including, but not limited to, loss or damage resulting from the negligence of North Ranch Self-Storage #2. North Ranch Self-Storage #2 is hereby given a contractual landlord's lien upon all property stored by the customer to secure payment of all monies due under this agreement, including any fees and costs. The lien exists and will be enforceable from the date rent or other charges are due and unpaid. The property shall be deemed to be attached from the first day of this agreement. The property stored in the leased space may be sold to satisfy the lien if customer remains in default for 30 days or more. Written notice will be sent to the customer during the default period. Proceeds from the sale will be distributed first to satisfy all liens. The remainder, if any, will be held for the customer for six months; then the funds will be transferred to the appropriate state authority. This lien and all rights granted are in addition to any lien or rights granted by the statutes of the state. In addition to the rents and charges agreed upon and provided for in this rental agreement, customer shall be liable for all costs, fees and expenses, including attorney's fees, reasonably incurred, incident to default present or future, for the preservation, storage, inventory, advertisement, and sale of the property stored in the rental space, or other disposition, and to enforce the rights provided for under this rental agreement. North Ranch Self-Storage #2 shall be entitled to attorney fees and costs incurred in enforcing its rights under this agreement. Upon default of any obligation under this rental agreement, customer and all authorized individuals shall be denied access to the property contained in the rental space until such time that the default has been remedied and the total balance owed has been paid in full. Customer shall be permitted to have access to the rental space for the purpose of viewing and verifying the contents of the rental space during the default period. A minimum \$10 cleaning fee will be assessed if the space is dirty or in need of repair at contract termination. Customer can use dumpster only after paying appropriate Dumpster fee. Customers are never to use dumpsters for disposal of hazardous or toxic materials, or wastes (e.g., paints, chemicals, flammables, etc.), off-site refuse or items such as couches mattresses, etc.

WARNING

Customer shall have access to the rental space only for the purpose of storing and removing property stored in that rental space. The rental space shall not be used for residential purposes or operation of a business. Customer agrees not to store any hazardous materials, hazardous substance, hazardous waste, solid waste, toxic chemicals, illegal goods, explosives, highly flammable materials, perishable foods or any other goods which may cause danger or damage to the rental space. Customer agrees not to store any living creature or organism, or any dead animal or other carcass. Customer agrees that personal property and rental space shall not be used for any unlawful purpose. Customer agrees not to store property with a total value in excess of \$15,000. Customer agrees not to leave waste, not to alter or affix signs on the rental space and agrees to keep the rental space in good condition during the term of the rental agreement. North Ranch Self-Storage #2 property, such as furniture pads or storage carts, shall not be placed or locked in the rental space. Customer agrees not to store collectibles, heirlooms, jewelry, works of art, or any other item of sentimental value.

LOW COST INSURANCE COVERAGE TERMS AND CONDITIONS:

Insurance coverage is only effective for customers who have elected Insurance protection on page 2 of this form and paid the appropriate Insurance fee. Valuation of Loss: Loss is adjusted at actual cash value. There is a \$100 deductible for each loss occurrence and property is covered only while within the North Ranch Self-Storage #2 storage room. If a customer rents more than one room, Insurance must be purchased separately for each room the customer wishes to protect. Exclusions: There is no protection for: (1) loss or damage to bills, currency, securities, notes, deeds, furs, antiques, jewelry, artwork, precious metals or stones, vehicles or contraband (2) loss resulting from theft, except burglary* evidenced by visible signs of forced entry (3) loss resulting from mysterious disappearance, intentional or criminal acts (4) damage resulting from flood, tidal waters, groundwater or any subsurface water including sewers and drains (5) damage resulting from nuclear explosion or contamination, war or civil insurrection, natural deterioration, insect infestation, wear and tear or atmospheric change. Protection Period: Insurance fees must be paid in advance for the same number of months for which you make storage-rent payments. Nonpayment or breach of rental agreement automatically terminates this protection. Protection is underwritten by Repwest Insurance Company. REPORT CLAIMS TO: Repwest Insurance Company, P.O. Box 21748, Phoenix, AZ, 85036-1748. Phone 1-800-528-7134.

[x] Customer Signature _____ Date _____