



RENTAL AGREEMENT & CONTRACT

Name: _____ **Phone:** _____
Mailing Address: _____ **Requested Gate Code (4 Digit):** _____
City/State/Zip: _____ **D/O/B:** _____
Email Address: _____ **Secondary Phone:** _____
Emergency Contact Name: _____ **Emergency Contact Phone:** _____
Rental Start Date: _____ **Preferred Billing (circle one):** Email / Mail
Rental Agreement (circle one): Monthly / Quarterly / Annual

Unit Assigned or Trailer Storage	Size	Monthly Fee

Total Monthly Rent: \$ _____

I agree that rent is due on or before the 1st of each month. I agree to the monthly amount above. Rent is considered LATE by the 10th of the month. _____ (initial)

PAST DUE RENT:

All accounts that remain unpaid by the 10th of the month will be charged a \$10.00 per month late charge.

DELINQUENCY:

If RENTER fails to pay rent by the due date due (1st of each month), the Owner shall have the right, without notice, after twenty-five (20) days from the past due date (10th of the month), to deny the RENTER access to the personal property located in the storage facility by placing an over-lock on said storage unit. The over-lock shall be removed within twenty-four (24) hours after payment of all charges.

_____ (initial)

Riverside Boat and Self Storage (otherwise known as "OWNER") and RENTER agree as follows:

1. If RENTER fails to pay the rent when due (see past due above) or to vacate the premises promptly upon expiration of this agreement, then OWNER may take immediate possession of the premises together with all property thereon, without notice to RENTER.
2. If delinquency (see delinquency above) occurs, written notice to RENTER as to time and place of sale (public or private), OWNER may sell all or part of said property and apply the proceeds first to expenses of sale, attorney fees, legal costs and delinquent rental. All notices to RENTER shall be certified mail to the address shown
3. RENTER shall use said space only for the storage of goods in RENTER's lawful possession. RENTER will keep the space in good condition, will use the space for no unlawful purpose, will not litter the surrounding premises and will not store noxious, filthy, explosive or highly flammable materials or goods in the space.
4. RENTER accepts the premises as suitable for RENTER's storage purposes, and waives all defects, if any, therein. **RENTER accepts responsibility for placing wood strips under cardboard boxes, furniture, and other items that could be damaged by dampness.**
5. We encourage RENTER to access to the premises shall be between dawn and dusk only. Video security is used and gate codes are audited.
6. RENTER understands that OWNER is not storing goods for hire, is not a public warehouseman, but instead is merely renting space for storage of unidentified goods by RENTER.
7. RENTER also understands that OWNER EXERCISES NO CUSTODY, CARE OR CONTROL OVER ANY GOODS STORED BY RENTER, AND THAT OWNER CARRIES NO INSURANCE WHICH IN ANY WAY COVERS ANY LOSS RENTER MAY CLAIM to have while renting the storage space.
8. RENTER acknowledges that all goods (including boats and trailers) are stored at RENTER'S SOLE RISK and that insurance company to subrogate against OWNER in the event of loss or damage of any kind or from any cause.
9. RENTER expressly disclaims all liability and express or implied warranty for or in connection with loss or damage to any goods stored by or any use made of premises by RENTER, no matter what the cause, including but not limited to loss or damage from fire, explosion, theft, vandalism, wind, water, moisture, mildew, extreme temperatures, insects, rodents, building defects, etc. RENTER shall indemnify and hold OWNER harmless from all claims, demands and actions arising directly or indirectly from RENTER's storage of goods in such space.
10. RENTER shall not sublease or assign any part of such space without OWNER written consent. In event of an emergency, OWNER will have the right to enter the premises using any necessary reasonable force.
11. The above terms and conditions herein constitute the entire agreement between the parties, and provide the sole basis for determination of the parties' respective rights and obligations. All provisions hereof are severable. This agreement is binding upon and shall inure to the benefit of the parties hereto, their heirs, successors and assigns.

Signature

Date

BY SIGNING YOU AGREE TO HOLD RIVERSIDE BOAT AND SELF STORAGE HARMLESS AND UNDERSTAND THAT THEY ASSUME NO RESPONSIBILITY FOR ANY CONTENTS OR BELONGINGS LEFT ON PREMISES.