



S&K Self Storage

56749 Hwy 93

Ronan, MT 59864

406-883-4317 Tel

406-253-1139 Cell (Lisa)

Prorate	\$
Deposit	\$ 50.00
Next Month	\$
	\$
Total	\$

Building & Unit #	Size	Rate	Start Date	Gate Code	Refundable Deposit
					\$50.00

Name		
Mailing address		
City	State	Zip code
Phone number		
Work number		
Message number		
Email address		

-Initial _____ - If at any time Tenant's billing address or contact information changes, Tenant is required to contact the S&K Self Storage office to update their file with the changes.

- 1) Access to Tenant's unit is permitted 24 hours a day, 7 days a week unless, but not limited to, an emergency situation, severe weather event, or an act of god temporarily prevents access.
- 2) S&K Self Storage suggest putting personal items on boards or pallets to avoid moisture from the concrete.
- 3) S&K Self Storage suggests using rodent traps or poison to prevent mice damaging stored items. In either case, dead rodents must be disposed of immediately upon discovery. Rodent poison must not be accessible outside of Tenant's storage unit.
- 4) Tenant is responsible for keeping their unit locked with their own locks. There are two (2) holes for locks, one hole is for Tenant's lock, and the second hole is for S&K's lock in case Tenant becomes delinquent on their storage rent. Tenants are welcome to put two locks on their unit, however, if Tenant becomes delinquent one lock will be cut off and replaced with a S&K lock, which will remain in place until Tenant's rent is paid in full, including any late fees.
- 5) A \$50.00 deposit is required.
- 6) Tenant agrees to remove all waste and personal items in and around the rented unit upon termination of the contract.
- 7) Tenant must provide management 30 days notice prior to vacating the unit.
- 8) Rent is due on or before the ***FIRST*** of each month. Tenant agrees to pay the monthly rent when due, no exceptions. Rent may be paid by credit card, cash, check, money orders, online payments, bank transfers, and auto pay. Cash, money orders and check payments can be mailed to:

Ronan, MT 59864

Or

Use the drop box.

-Initial _____ - If the rent is one week past due the unit will be locked, the Tenant will not be allowed to remove property from the storage unit, and a **\$10 late charge** will be added to the Tenant's bill. If the rent is six weeks past due, the contents of the unit will be disposed of or sold to offset any unpaid balance. If any action or suit shall be brought by S&K Self Storage, Business Services, and Sovereign Leasing & Financing Inc., (collectively referred to as the "Facility"), or their agent for recovery of rent due, or to enforce any right hereby conferred, or for the recovery of possession of said premise, Tenant shall pay to the Facility or their agent, such attorney fees and cost that the court deems reasonable.

-Initial _____ - If no response is returned by Tenant to S&K Self Storage after a certified letter is sent or if certified letter is returned, it will be the Tenant's responsibility to pay the fee of the certified letter, and the Tenant's lock may be cut and the contents of the unit sold to recover any losses or fees.

-Initial _____ - Any material that is **PERISHABLE, EXPLOSIVE, HIGHLY FLAMABLE, CORROSIVE, HAZARDOUS**, or considered a **POLLUTANT SHALL NOT BE STORED IN THE UNIT!**

-Initial _____ - The Facility, including their respective owners, affiliates, agents, and employees, shall not be held liable for any loss, damage, theft, or destruction of any goods stored by the Tenant, regardless of the cause. This includes, but is not limited to, loss or damage caused by fire, water intrusion, mold, mildew, rodents, insects, weather conditions, natural disasters (acts of god), utility failure, or civil disturbances. The Tenant acknowledges and agrees that all personal property stored at the Facility is done so entirely at their own risk. The Facility does not provide insurance coverage for stored items and expressly disclaims any and all liability or responsibility for the condition, security, or safety of such property. The Tenant is solely responsible for securing and maintaining adequate insurance coverage for their belongings and understands that no bailment or warehouse relationship is created by this Agreement. By storing property at the Facility, the Tenant waives any and all claims against the Facility and its agents for any damages, losses, or expenses arising out of or related to the use of the storage unit, except as may be required by the laws of the Confederated Salish and Kootenai Tribes. The illegality or unenforceability of any word, phrase or provision of this Agreement shall not affect or impair the legality and enforceability of the remaining words, phrases and provisions.

-Initial _____ - Tenant is responsible for insuring the property stored within the storage unit.

-Signing below signifies agreement to the terms of this contract:

Tenant Signature

Management Signature

Date

Date

The Tenant must provide a copy of a valid ID on the date of application.