Hoffman Storage

4011 W. MacArthur

Wichita, Ks 67215

316-524-7664

Natasha@rhoffmantrucking.com

**Name**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Date**\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Pin#** \_\_\_\_\_\_\_\_\_\_\_\_

**Driver’s License #:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**Email** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**City**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**State\_\_\_\_\_\_\_\_\_\_\_ Zip code: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Phone**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Place of Employment**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**Phone**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Emergency Contact**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**Relation**\_\_\_\_\_\_\_\_\_\_\_\_\_**Phone**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Use of Space**: (RV/Boat/Trailer) \_\_\_\_\_\_\_\_\_\_\_\_\_

**Make:** \_\_\_\_\_\_\_\_\_\_\_\_\_**Model:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**Year:** \_\_\_\_\_\_\_\_

**Vin#**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tag#\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Name on Title:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Lien Holder:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Preferred method of contact**: **Phone**\_\_\_ **Mail**\_\_\_  **Text**\_\_\_\_  **Email**\_\_\_

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Occupant) rent from Hoffman Trucking (Operator)

**Space Number** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Rent.** Rent is $\_\_\_\_\_\_\_\_ per month payable in advance on the 1st day of each month. IF RENT IS NOT PAID WITHIN (5) DAYS OF THE DUE DATE, OCCUPANT AGREES TO A $20 .00 LATE CHARGE AFTER THE 5TH. For a dishonored bank check, Occupant agrees to pay a $30.00 handling fee. Rent and charges subject to change with thirty (30) day notice to occupant. Make all applicable payments to Hoffman Storage, 4011 W. MacArthur Wichita, Ks 67215.
2. **DEPOSIT.** A security and damage deposit of $\_\_\_0\_\_\_ paid in advance by Occupant will be held by Operator. THE DEPOSIT WILL BE REFUNDED TO OCCUPANT WITH IN TWO (2) WEEKS AFTER VACATING, PROVIDING OCCUPANT HAS GIVEN AT LEAST TEN (10) DAYS WRITTEN NOTICE PRIOR TO VACATING, ALL RENT AND CHARGES ARE PAID IN FULL AND LEASED SPACE IS LEFT CLEAN AND UNDAMAGED.
3. **USE AND OCCUPANCY COMPLIANCE WITH LAW.** The leased space is not to be used for human or animal occupancy, or operation of any business. THE STORAGE OF FLAMMABLES, EXPLOSIVES OR PERISHABLE ITEMS IS PROHIBITED. Storage of anything in violation of any law of order of Board of Health, Police, Fire Department or any other government agency is not permitted.
4. **SIGNS.** No signs can be placed on premises.
5. **RULES.** Occupant agrees to abide by all Hoffman Storage rules and policies that are now in effect or that may be put into effect at any time.
6. **CONDITION AND ALTERATION OF PREMISES.** Occupant agrees to keep the leased space in good order and condition and to notify Operator immediately of any defects, dilapidations, or dangerous conditions. Occupant also agrees to pay Operator promptly for any repairs of leased space caused by Occupant’s negligence or misuse of Occupants invitees, licenses or guests. No alterations or improvements are to be made by Occupant without prior written consent by Operator. The cost of restoring issued space to prior condition will be paid by Occupant.
7. **INSPECTION.** Occupant agrees that Operator or his agent may enter Leased Space at times reasonably necessary to inspect or make repairs.
8. **TERMINATION. EITHER PARTY MAY TERMINATE THIS RENTAL AGREEMENT WITH A TEN (10) DAY PRIOR WRITTEN NOTICE TO THE OTHER.** If notice to vacate has been given by either the Occupant or the Operator and the Occupant stays in the leased space past the date, the Occupant will pay twice the daily rate as penalty. Operator may terminate the rental agreement immediately if Occupant defaults under this agreement.
9. ***DEFAULT, OPERATOR HAS A LIEN ON ALL PERSONAL PROPERTY STORED WITHIN EACH LEASED SPACE FOR RENT, LABOR, OR OTHER CHARGES, AND FOR EXPENSES REASONABLY INCURRED IN ITS SALE TO SATISFY LIEN IF OCCUPANT DEFAULTS.*** Proceeds from sale of personal property remaining after satisfaction of lien will be paid to the state treasurer if unclaimed by occupant within one (1) year after sale of property.
10. **IF RENT OR CHARGES ARE THEN TEN (10) DAYS OVERDUE OPERATOR MAY OVERLOCK LEASED SPACE. Operator’s lock will be removed.** When rent and othercharges have been paid by money order, cashier’s check or after personal check has cleared bank.
11. **IF RENT OR OTHER CHARGES ARE THIRTY (30) DAYS OVERDUE: OPERATOR MAY REMOVE OCCUPANT’S LOCK, TAKE POSSESSION OF LEASED SPACE, AND REMOVE OCCUPANT’S PROPERTY FROM LEASED SPACE.** Operator may discard any property which has no commercial value. Occupant agrees to pay a $5.00 fee when the lock is removed. Occupant then has fourteen (14) days to replace the lock. If the lock is not replaced, Operator will secure Occupant’s space with a new lock. Mail the keys to the Occupant, charge the Occupant for the lock.
12. **IF RENT OR CHARGES ARE FOUTY-FIVE (45) DAYS OVERDUE, Operator may dispose of Occupant’s property in a commercially reasonable manner to satisfy Operator’s lien.**
13. Operator will not be responsible to Occupant or anyone else claiming interest in the property removed or disposed of to satisfy Operator’s lien, except as provided in the Kansas Self-Storage Act.
14. **ASSIGNMENT OF SUBLETTING.** Occupant can not sublet or assign any part of leased space without prior written consent of Operator. Occupant alone is responsible for payment of all rent and charges.
15. **LIABILITY, INSURANCE AND CARE OF PERSONAL PROPERTY.** Occupant acknowledges that he is leasing a self-service storage space from Operator to be locked by Occupant and that this agreement does not create any kind of bailor-bailee relationship between Occupant and Operator. Operator shall not be responsible for looking after the leased space or caring to the Occupant’s personal property stored therein. Operator shall not be liable to the Occupant of Occupant’s employee, patrons or visitors for any damage to persons or property caused by an act of negligence of any other tenant of the building or buildings of which the leased space is a part. Occupant accepts the leased space in the present condition as suitable for the purpose for which they are leased and accepts the leased space as is. **OCCUPANT IS SOLELY RESPONSIBLE FOR SECURING AND PAYING FOR ANY INSURANCE COVERAGE ON HIS PERSONAL PROPERTY THAT HE DISEIRES. OCCUPANT FURTHER AGREES TO ACCEPT THE RESPONSIBILTY OF PLACING WOOD STRIPS UNDER THE CARDBOARD BOXES, FURNITURE AND OTHER ITEMS THAT COULD BE DAMAGED BY DAMPNESS; AND ALSO, TO PLACE DECON TABLETS (OR SIMILAR) FOR PROTECTION AGAINST RODENTS.**
16. **NOTIFICATION.** Occupant agrees to notify Operator in writing of any changes in Occupant’s residential or business address or telephone number. Occupant acknowledges that this provision is necessary in order to enable Operator to contact Occupant or send notices to Occupant.
17. **APPLICABLE LAW.** This rental agreement is in accordance with the Kansas Self-Storing Act K.S.A. 84-7-101.
18. Occupant acknowledges receipt of $\_\_\_\_\_\_\_ payment in advance for the first \_\_\_\_\_ month(s) rents. Operator further acknowledges receipt of $\_\_\_\_\_\_\_for this rental agreement has been executed on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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Occupant Operator