



RENTAL AGREEMENT

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 www.RedRocksBoatAndRV.com

RENTAL AGREEMENT DATED: _____ FOR STORAGE OF MOTOR VEHICLES AND BOATS

RED ROCK BOAT & RV STORAGE, the Owner, hereby grants to the Occupant _____ the use of the Owner's self service storage facility ("Premises") space No. _____. For the storage of Occupant's motor vehicle or boat (including trailer). Occupant understands and agrees that this Addendum is made part of the Rental Agreement. **Occupant agrees to be bound to the terms and conditions of this addendum, as well as all terms and conditions of the Rental agreement. Occupant also agrees to be bound to the terms and conditions of the rules and regulations of the storage facility.**

1. **DEFINITIONS.** A Motor Vehicle shall be defined to include every vehicle which is self propelled, and shall include but not be limited to the following: motor homes, trailers, campers, etc. A Boat shall be defined to include all types of water craft and shall include but not be limited to the following: power boats, sail boats, jet skis, etc.

2. **MOTOR VEHICLE/BOAT TO BE STORED:**

VEHICLE/BOAT TYPE: _____
 YEAR: _____
 MAKE: _____
 MODEL: _____
 COLOR: _____
 LICENSE #: _____
 IDENTIFICATION/SERIAL #: _____

3. **PROOF OF OWNERSHIP AND REGISTRATION.** Occupant shall deliver to Owner prior to occupying the space copies of all documents available to demonstrate proof of ownership of the motor vehicle or boat (and trailer) such as Occupant's current registration of the motor vehicle or boat (and trailer). Motor vehicles (and trailers) are registered with the State's Department of Motor Vehicles, and boats are registered with the State's Department of Natural Resources. Owner shall have the right to refuse Occupants access to the space if the Owner is not satisfied with the documentation of ownership and registration provided by Occupant. Unless the occupant can provide additional documentation to satisfy the Owner, the rental Agreement will be deemed to be terminated.

4. **NOTICE OF LIENS AND SECURITY INTERESTS.** Owner directs Occupant to disclose any lien holders or any parties with secured interests in the property that is or will be stored in the storage space. (Identify all companies or individuals to whom you owe money on the property stored.) Occupant shall provide to Owner all information of any and all parties holding any security interest or liens on the property stored. Occupant represents that the property stored or to be stored is free of all liens and secured interests except as follows:

If none, write none.

Property description with serial number _____
 Lien holder/Secured Creditor _____
 Address/Phone Number _____

5. **OCCUPANT'S INSURANCE.** Occupant shall provide to Owner prior to occupying the space copies of all documents available to demonstrate proof of insurance (commonly a Certificate of Insurance) for the motor vehicle or boat. Occupant expressly agrees that the insurance company providing such insurance shall not be subrogated to any claim of Occupant against Owner, Owner's agents or employees for loss of or damage to stored property. Occupant understands and agrees that Owner is not liable for any damage or loss of vehicle contents including theft, accidents, natural cause and vandalism. Owner carries no insurance which in any way covers any loss whatsoever that Occupant may have or claim by renting the storage space or being at the self service storage facility and therefore Occupant must obtain any insurance desired at Occupant's own expense. To the extent Occupant does not maintain such insurance, Occupant shall be deemed to be "self insured" and shall bear all risk of loss or damage.

6. **COMPLIANCE WITH LAW.** Occupant agrees the property will not be used for any purposes unlawful or contrary to any ordinance, regulation, fire code or health code. Occupant agrees not to commit waste, not to create a nuisance. Occupant agrees not to store any explosives or any flammable, odorous, noxious, corrosive, hazardous or pollutant materials or any other goods in the space which would cause danger or nuisance to the space or facility. All fuel tanks must be kept full at all times and must not have any leaks.

7. **UNAUTHORIZED VEHICLES/BOATS.** The above described vehicle or boat is the only vehicle permitted to be parked in the assigned space. It must be maintained movable/towable condition and not be considered *junk or an eye sore*. Occupant agrees that any unauthorized vehicles can be removed by Owner at Occupant's expense and that Owner shall not be liable to Occupant for removal of unauthorized vehicles.

8. **15 DAYS PRIOR NOTICE REQUIRED FOR VACATING SPACE NO REFUNDS ON QUARTERLY, BIENNIAL OR ANNUAL RENT.**

Occupant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

This Addendum To Be Attached To And Made Part Of The Self Storage Rental Agreement

RULES AND REGULATIONS:

- Tenant must have and maintain a valid drivers license.
- **TENANT MUST PROVIDE RED ROCK BOAT & RV STORAGE WITH COPIES OF CURRENT VEHICLE REGISTRATION AND INSURANCE.** There is a 30 day grace period to provide documentation for new tenants.
- Any tenant failing to provide proper documentation will be towed at the vehicle owner's expense.
- **REGISTRATION DOCUMENTS MUST BE SENT TO MAIN OFFICE AND KEPT CURRENT.**
- **INSURANCE IS YOUR RESPONSIBILITY!!! IN MOST CASES YOUR INSURANCE WILL COVER THE VEHICLE WHILE IN STORAGE HOWEVER IT IS YOUR RESPONSIBILITY TO CHECK WITH YOUR INSURANCE PROVIDER.** TENANT MUST CARRY PROPER & VALID INSURANCE COVERAGE FOR VEHICLE DURING STORAGE DURATION WITH MOUNTAIN MINI STORAGE.
- Tenant must provide Red Rock Boat & RV Storage with current mailing address and valid phone number. If contact information changes, it is the responsibility of the Tenant to notify our office.
- Tenant must provide at least one emergency contact number.
- The stored vehicle must be in sound mechanical condition and appearance.
- During the use of your stored vehicle, one return vehicle may be left in the assigned space for that period, all above rules apply for return vehicle.

PARKING INSTRUCTIONS:

- Park CENTERED on space number.
- Park PERPENDICULAR to concrete block at the rear of your space. If there is no concrete block, park perpendicular to the fence.
- Keep all slide outs, steps and all other protrusions tucked in while storing your vehicle.
- **IN THE EVENT THAT YOUR NEIGHBOR IS PARKED INCORRECTLY AND YOU FEEL YOU WILL NOT BE ABLE TO PARK SAFELY WITH OUT DAMAGING YOUR OR YOUR NEIGHBOR'S VEHICLE, CALL 719-789-1000 WE HAVE SPACES RESERVED FOR THIS REASON.**
- **DO NOT CONFRONT YOUR NEIGHBOR FOR ANY PARKING ISSUES, THIS WILL ONLY CAUSE PROBLEMS. INSTEAD, CALL OUR OFFICE AND WE WILL HANDLE THE ISSUE ON YOUR BEHALF.**
- If you are planning on purchasing a new vehicle to store, you must contact us before moving the new vehicle into your space. It must fit the current space measurements.

TIPS FOR STORING YOUR VEHICLE SAFELY:

- Turn off all propane operated devices, shut off supply tank.
- Turn off all electrical devices, Unhook auxiliary battery
- Drain and winterize water system. Use eco-friendly antifreeze and blow out water lines.
- Lock all outside doors and storage compartments.
- Remove any valuable items from inside the unit.
- Remove any perishable food items. Failure to do so will attract rodents and pests to your vehicle.
- Close all windows and roof vents.
- Make sure any and all jacks have support. Do not place them directly on the ground.
- Make sure tarps and covers are properly affixed and done so tightly as to withstand the winter wind.
- Place sun shields in the windows and pull curtains closed to protect interior from sun fading.

MOVE OUT PROCEDURES:

- 15 days notice required.
- Once you have pulled out of your space for the last time, call us and let us know.
- Make sure you have taken all of your belongings with you.
- Failure to call our main office upon move out will result in rent charges being accrued until we are notified.

SIGANTURE BY OCCUPANT STATES THAT HE/SHE UNDERSTANDS ALL RULES & REGULATIONS AS WELL AS PARKING GUIDELINES WRITTEN ABOVE AND AGREES TO ADHERE TO THEM.

Occupant's Signature: _____ **Date:** _____

Owner's Signature: _____ **Date:** _____