

Baxter's Storage Rental Agreement

Please remit payments to: PO Box 545 Marion IA 52302. Our phone number is 319-849-4984. Feel free to text. You can also email at baxterstorage@outlook.com. Make checks payable to Baxter Storage. Please put your lot number on your check. This contract is valid for the time frame specified and can be continued with payment for the new time period.

Rates are subject to change with a 30-day notice.

PLEASE ADVISE IF YOU HAVE A CHANGE OF CONTACT INFORMATION.

1. Your parking space must be renewed BEFORE the 10th of the due month. We do notify you that annual fees are due via email. No other reminders are sent.
2. Your lot will be accessible 24/7 as long as your rent is current.
3. This agreement is for a space at Baxters Storage. It is possible that you may be required to move to a different space during the term of this agreement. This agreement may be cancelled at any time by either party with a 60-day notice for any reason. **If the renter cancels or leaves early, there will be no refund due.**
4. Winters could limit access. We do not remove snow. We do not allow plows or snow blowers due to possibility of damage to other vehicles. You are liable for any damage caused to the property of others.
5. You are required to have your property insured. We assume NO responsibility to the tenant for damage, loss, vandalism, theft, fire, water, tornado, acts of God, rain, explosion and/or injury to property or persons for any cause whatsoever. **All units are stored at your own risk.**
6. Your unit must be centered in your parking space. You are required to use only your space. We will charge \$50 to move it if needed. Everyone has a unique code. We track who accesses the lot using the code. Do not share the code, as you are responsible for who accesses using your code.
7. We are not responsible for malfunctions of the security system or the gate closing. Please do not let anyone follow you in. The security is only as good as you are, please keep it that way.
8. Do not back into fence. It may set off the alarm and call the Police. You will be expected to pay any false alarm fees.
9. This agreement constitutes the sole and only agreement between the parties. Verbal agreements are not accepted. **Property left on the rented space after the due date becomes the property of Baxter Storage.** Any costs to recover rent or to remove property is totally the renters expense and can be charged against the unit up to the day of the sell (after legal notice under Iowa law has been made). This cost can include legal fees, back rent, one dollar per day after the due date and landlord's costs plus any postage, towing, cleanup of the unit or lot space and just cost not mentioned above. Landlord has the right to enter the lot and inspect your property at any time. Renter agrees that any damage, items (not the unit itself) left on rented space will be subject to a charge of up to \$100.00 to remove or repair.
10. If you are covering your unit with a tarp, make sure it is secure at all times.
11. Keep your space cleaned and everything within the boundaries of your rented space.
12. In the event of computer failure, your access code is subject to change. Please call us. We cannot contact everyone. Your code may be disconnected if we do not have current copies of proper registration info and current contracts.

I HAVE READ AND UNDERSTAND ALL THE ABOVE RULES AND I HAVE A COPY.

Signature _____ Date _____ Space# _____

Drivers License Number _____

Your rent is \$ _____ per _____ months.

Printed Name _____

Address _____

City _____ State _____ Zip _____

Cell Phone _____

Email _____

Make/Type _____ Color _____

VIN/Plate Number _____