

StorIt  
P.O. Box 1  
Eva, AL 35621  
(256) 739-4040



Office Copy

### RENTAL AGREEMENT

This agreement dated \_\_\_\_\_ between \_\_\_\_\_ (hereinafter referred to as "TENANT") and StorIt (Oden Property Management and StorIt, LLC) (hereinafter referred to as "MANAGEMENT").

MANAGEMENT does hereby rent to TENANT the storage **Unit Number** \_\_\_\_\_

Current rates:

**Standard:** 10x10 = \$60.00 10x15 = \$70.00 10x20 = \$95.00 10x30=\$125 15x30=\$210

**Climate Controlled:** 5X10 = \$60 10X10 = \$95 10X15 = \$125 10X20 = \$150

\*Prices subject to change

The unit in a building located at **3045 County Road 1435 Vinemont, AL 35179** is to be used as storage for personal or business property for the monthly rate circled above (RENT) payable on the first (1<sup>st</sup>) day of each month hereinafter. Rental payment is payable in advance.

MANAGEMENT acknowledges receipt of \_\_\_\_\_ as per your receipt, including the first (1<sup>st</sup>) month's rent (which has been prorated to the first (1<sup>st</sup>) day of next month where applicable). All payments made to MANAGEMENT pursuant to the agreement shall be applied first to administrative and late charges, then the balance to accrued and unpaid rent, this agreement shall expire on the last day of each month and automatically renew for one (1) additional month, SUBJECT TO THE CONDITIONS ON THE NEXT PAGE. Rental payments made after the 10<sup>th</sup> of the month are subject to a \$10.00 Late Charge. Mailed payments must be postmarked by day 10<sup>th</sup> of the month to avoid Late Charge. Additional late fees of \$5.00 will be added on the 15th and the 25th day after the first of the month if rent remains unpaid. A returned Check is subject to a charge of \$20.00. All rent and late fees must be paid for the over lock to be removed. Management requires 7 days to remove the over lock after funds have cleared.

TENANT shall give MANAGEMENT ten (10) days' notice to vacate in order to avoid responsibility for the payment of the next month's rent.

TENANT is an active member of the United States Armed Forces: Yes No

TENANT acknowledges that MANAGEMENT does not carry any insurance which in any way covers any loss whatsoever that TENANT may have or claim by renting the Storage Unit. All property stored in the Storage Unit shall be at TENANT'S sole risk.

**TENANT ACKNOWLEDGES THAT HE HAS READ THE CONDITIONS ON THIS PAGE AND THE NEXT PAGES AND AGREES TO BE BOUND BY THEM.**

Print Name (Tenant): \_\_\_\_\_ E-Mail: \_\_\_\_\_

X \_\_\_\_\_  
(Tenant Signature)

\_\_\_\_\_  
(Tenant Company Name)

\_\_\_\_\_  
(Tenant Street Address)

\_\_\_\_\_  
(Tenant Cell Phone)

\_\_\_\_\_  
(Tenant Drivers License No.) State \_\_\_\_\_



## Conditions

1. Tenant further covenants with Management that at the expiration of terms of this Lease, peaceable possession of the premises shall be given to the Management, in as good condition as they are now, normal wear, inevitable accidents and loss by fire excepted; and the Tenant agrees not to let, sublet, or assign the whole or any part of the premises without written consent of the Management. Tenant agrees not to affix shelving or other articles to the walls, ceiling or doors. Tenant must provide his own lock and keep unit locked at all times, using only one lock per unit door hasp.
2. Tenant shall not place or keep on the premises explosives, flammable liquids, contraband or other goods prohibited by the law and agrees to abide by any rules promulgated by Management governing the use of these premises. Tenant shall not permit damage to the premises and shall indemnify and hold Management harmless from any claim or cause of action arising out of Tenant's use of the premises. Tenant assumes responsibility for any loss or damage to property stored by Tenant in the premises and may or may not elect to provide insurance coverage for the same. **MANAGEMENT DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF TENANT, WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER THAT TENANT MAY HAVE OR CLAIM BY RENTING THE STORAGE SPACE OR PREMISES AND EXPRESSLY RELEASES MANAGEMENT FROM ANY LOSSES AND/OR DAMAGES TO SAID PROPERTY CAUSED BY FIRE, THEFT, WATER, RAINSTORMS, TORNADO, EXPLOSION, RIOT, RODENTS, CIVIL DISTURBANCES, INSECTS, SONIC BOOM, LAND VEHICLES, UNLAWFUL ENTRY, OR ANY OTHER CAUSE WHATSOEVER, NOR SHALL MANAGEMENT BE LIABLE TO TENANT AND/OR TENANT'S GUEST OR INVITES OR AGENTS WHILE ON OR ABOUT MANAGEMENT PREMISES.**
3. All leases expire on the last day of each month. The management may terminate said lease at his option if Tenant is not in full compliance with the terms of this Lease, subject to Management's approval. **TENANT'S FAILURE TO VACATE THE PREMISES OR REMOVE THEIR LOCK ON THE LAST DAY OF THE MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE (1) MONTH.**
4. Tenant agrees to give Management ten (10) day notice of his intention to vacate his storage unit. **THERE ARE NO PRORATED RENT REFUNDS IN THE EVENT THE UNIT IS VACATED BEFORE THE LAST DAY OF THE MONTH.** If the unit is vacated on or after the first of the month, a full month's rent is due.
5. Rental payments are due on the first (1<sup>st</sup>) of each month without demand. Payments made after day 10th of the month are subject to a \$10.00 Late Charge. Additional late fees of \$5.00 will be added 15th and 25th day after the first of the month if rent remains unpaid. Mailed payments must be postmarked by day 10th of the month to avoid the Late Charge. If rental payments are not paid in full within five (10) days of; the due date, including Late Charge, and/or Returned Charge, or Miscellaneous Charge, the Management may, at his option, declare the Tenant in default. No notice need be given of default. **MANAGEMENT DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.**
6. The Management may, at his option, take possession of the goods in the Storage Unit on or after day 15th of the month if full payment is not received by the date. **Taking possession of the goods shall consist of over-locking the Storage Unit door to prevent Tenant's access to the Storage Unit until all rental, late fees and miscellaneous charges are paid in full.** Management requires 7 days to remove the over lock after funds have cleared.
7. The personal property in Storage Unit may be sold to satisfy the lien if Tenant is in default. Management shall have a lien on all personal property stored within each Storage Unit for rent, labor, or expenses reasonably incurred in the sale, pursuant of Chapter 15 of Alabama Public Warehouses. All moving, storage and/or sales costs associated with sale of goods shall be borne by Tenant. After a lien against the personal property in the unit arises, **ONLY A PAYMENT IN THE FULL AMOUNT OF THE LIEN WILL BE ACCEPTED TO SATISFY LIEN, PARTIAL PAYMENTS WILL NOT STOP ANY AUCTION PROCEDURES OR LEGAL ACTIONS.**
8. The Management may, at his option, **REMOVE THE TENANT'S LOCK AT TENANT'S EXPENSE TO APPRAISE STORED GOODS FOR SALE. The administrative charge for lock cutting is \$10.00.** Management may at this time move property to another location to be stored and Tenant agrees to be solely liable for any damage, loss or expenses incurred by his action. And the parties agree that Management shall have a lien upon all personal property stored in the unit to secure payment of this charge, as well as all other charges owed to Management. **If the rental account is brought current, Management shall remove its lock. IT IS THE TENANT'S RESPONSIBILITY TO REPLACE HIS LOCK AT THE TIME OF PAYMENT TO ENSURE THE SECURITY OF HIS STORAGE UNIT AND TO SECURE HIS STORAGE UNIT BY A LOCK (only one lock per unit door hasp). AT ALL TIMES, MANAGEMENT WILL NOT SUPERVISE USE OF UNIT IN ANYWAY. THE SAFETY OF ITEMS STORED BY THE TENANT IS THE RESPONSIBILITY OF THE TENANT.**
9. In the event Management is required to obtain the services of an attorney to enforce any of the provisions of this Lease, Tenant agrees to pay in addition to the sums due hereunder, an additional amount as and for attorney's fees and cost incurred.
10. Management will have the right in the event of an emergency to enter the storage unit with whatever reasonable force is necessary. They may at their discretion, deny access to premises in case of inclement weather or emergencies.
11. A returned check is subject to a charge of \$20.00, which shall be considered part of the rental. Unit shall be in default and overlocked by Management, until amount of the returned check, returned check charge, and any additional charges due are paid in full. Payment must be made by money order, certified check, credit cards or debit cards.
12. The Monthly Rental rate, deposit amount, late charge, cut-lock, and returned check charge are each subject to increase on day 1<sup>st</sup> of each month. Tenant shall be given thirty (30) days' notice of such increases and this Lease shall be deemed to be so altered if the Tenant continues his occupancy beyond the effective date of the increase. Notice shall be deemed given when Management deposits first-class mail, postage prepaid, email, or text to Tenant at address, email or cell number given on this Lease or official change of address. **Tenant shall apprise Management of any change in his/her mailing address in writing within twenty (20) days of such change. A new Lease does not have to be executed for any new rental rate increases.**
13. All tenants in default or tenants having prior returned checks, must pay by money order, credit or debit card. Auto pay discount is forfeited until Tenant has been current 30 days. It is Tenant's responsibility to re-request the Auto Pay discount.
14. Any right granted herein to Management may be exercised by Management's Rental Agent or other representative or agent.
15. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assigns.
16. Items left in units unlocked and rent not paid will be considered abandoned and sold.
17. No Tenant shall smoke, nor permit anyone to smoke, in or near the Tenant's unit. Smoking shall be prohibited throughout the property.
18. Climate Controlled spaces are heated and cooled depending on outside temperature. These spaces do not provide constant internal temperature or humidity control. Owner does not warrant or guarantee temperature or humidity ranges in this space due to changes in outside temperature and humidity.

Initial \_\_\_\_\_

StorIt  
P.O. Box 1  
Eva, AL 35621  
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Customer Copy

Keep for your Records

Unit # \_\_\_\_\_ Gate Code # \_\_\_\_\_

**Welcome! The following information is for your reference. It contains some important suggestions and pertinent information about the policies of this self-storage facility.**

1. **Current rates:**

Standard: 10x10=\$60 10x15=\$70 10x20=\$95 10x30=\$125 15X30=\$210

Climate Controlled: 5X10 = \$60 10X10 = \$95 10X15 = \$125 10X20 = \$150

\*Prices subject to change

**Unit Location: 3045 County Road 1435 Vinemont, AL 35179. Payment is due on the first (1<sup>st</sup>) of each month.**

2. **We will not send you a bill.** Please mail your payment or place in DROP Box or make your Credit or Debit card payment via phone or our website (**see below for website instructions**). Use Auto Pay and save \$5. A payment slot has been provided for your convenience. Payments made after day 10th of the month are subject to a \$10.00 Late Charge. Additional late fees of \$5.00 will be added 15th and 25th day after the first of the month if rent remains unpaid. Management require 7 days to remove the over lock after funds have cleared.
3. **We do not accept cash for monthly payments.** Please have a check or money order or make your Credit or Debit card payment. Use Auto Pay and save \$5.
4. However, we will not charge a late fee and over lock your unit until day 10th of the month.
5. If your payment is not received by the 15<sup>th</sup> of the month, we will process your unit for public auction.
6. **A partial payment will not stop fees or official procedures.** Any agreement between tenant and management to extend payment dates or defer sale of goods must be in writing and signed by both management and tenant to be binding.
7. **A \$20.00 fee is automatically charged for all returned checks as well as a \$10.00 late fee.** All future payments must be made by money order or Credit or Debit card payment.
8. We do not assume liability for the goods you store. Adding stored goods to an existing policy is generally quite inexpensive; we recommend contacting your insurance agency.
9. Do not use the rental unit for anything **but DEAD STORAGE**. Do not store any flammable, explosive or illicit materials. The unit is to be used for storage only.
10. The storage unit must be vacated on or before the last day of the month for which rent has been paid and all terms and conditions of this agreement are met by the tenant.
11. The storage unit must broom clean, emptied, in good condition - subject only to wear and tear - and ready to re-rent.
12. **Tenant's lock must be removed upon termination of occupancy. Failure to remove lock will result in your being charged the next month's rental and late fees.**
13. **We do not prorate when you vacate a unit.** If your unit is not vacant on the first (1<sup>st</sup>) day of the month, a full month's rent is due. There are no exceptions!
14. **Only one lock is allowed per door latch.** If more than one lock is found, you may be subject to a \$10.00 administration fee for the removal of that lock.
15. **Please keep us updated of any address changes and/or phone number or email address changes.** Until we are notified in writing with your signature, the only valid address and telephone number present is on the lease. Management may use any and all these to officially contact you of notices or changes to this agreement.
16. Please leave aisles clear and do not block another tenant's door.
17. Delivery drivers are to be met promptly and are not to block the front driveway or gate under any circumstances.
18. It is tenant's responsibility to inform management of any lien holders with interest in property stored or that will be stored in self service unit.
19. We will strictly enforce all policies and conditions in our contract. We do not make exceptions!
20. Items left in units unlocked and rent not paid will be considered abandoned and sold.
21. No Tenant shall smoke, nor permit anyone to smoke, in or near the Tenant's unit. Smoking shall be prohibited throughout the property.
22. Climate Controlled spaces are heated and cooled depending on outside temperature. These spaces do not provide constant internal temperature or humidity control. Owner does not warrant or guarantee temperature or humidity ranges in this space due to changes in outside temperature and humidity
23. **Thank you! We appreciate your business and look forward to you having a pleasant stay with us. If we can be of further help, please let us know.**
24. **WEBSITE LOGIN INSTRUCTIONS:**  
Storitunits.com  
Select "Make A Payment" in the "Payment and Account Management" section  
Select "create account"  
Enter your seven-digit phone number (omit the area code) that we have on file for you.  
Enter your unit number (example: 034, F056, V001, V1001, VC1043)  
Set up your own login values (your own email, password, and security question)

X \_\_\_\_\_  
Tenant Signature Date