



STORAGE RENTAL AGREEMENT

**To Make Payments Mail To: PO BOX 1182 Keokuk, IA 52632
To Make Payments Online: Quickbooks via Email Address Monthly**

Please complete and sign form.

PLEASE PRINT

APPLICANT: _____

CURRENT MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PRIMARY PHONE: _____ SECONDARY PHONE: _____

EMAIL ADDRESS: _____

UNIT # _____ UNIT SIZE _____

MONTHLY RENT \$: _____

**RIVERSIDE STORAGE OF MONTROSE, IOWA ACKNOWLEDGES THAT YOUR PERSONAL INFORMATION IS
HIGHLY CONFIDENTIAL. THIS HIGHLY CONFIDENTIAL INFORMATION WILL BE TREATED WITH THE
UTMOST RESPECT. WE DO NOT PROVIDE SUPPLY, SELL OR OTHERWISE DISTRIBUTE YOUR PERSONAL
INFORMATION TO ANY THIRD PARTY.**

**RIVERSIDE STORAGE
2514 270TH ST
(OFF OF HIGHWAY 61, MILE MARKER 14)
MONTROSE, IOWA 52639
Phone: 319-520-9031**

Website: www.riversidestoragemontrose.com

Email: Riversidestoragemontrose@gmail.com



TERMS AND CONDITIONS

RIVERSIDE STORAGE (LESSOR), HERBY RENTS THE ABOVE STORAGE UNIT TO THE LESSE INDICATED ABOVE, ON A MONTH TO MONTH BASIS.

1. **RENTAL PAYMENT:** THIS STORAGE UNITS RENT IS DUE ON THE FIRST OF EVERY MONTH. THE MONTHLY RENT FOR THIS UNIT IS \$ _____

2. **LIEN HOLDER:** LESSOR, UNDER IOWA LAW, WILL HAVE A LIEN UPON ALL OF AN OCCUPANTS PERSONAL PROPERTY LOCATED AT RIVERSIDE STORAGE FACILITY FOR DELIQUENT RENT, LATE FEES, LABOR, OR OTHER CHARGES INCURRED PURSUANT TO A RENTAL AGREEMENT AND FOR EXPENSES INCURRED FOR PRESERVATION SALE OR DISPOSITION OF THE PERSONAL PROPERTY. IF OCCUPANT IS IN DEFAULT FOR A PERIOD OF THIRTY (30) DAYS, OPERATOR MAY ENFORCE THE LIEN BY SELLING OCCUPANT’S PROPERTY STORED IN THE LEASED SPACE AT A PUBLIC OR PRIVATE SALE FOR CASH. OCCUPANT WILL BE NOTIFIED BY MAIL OF LATE PAYMENT, IF PAYMENT IS NOT RECEIVED WITHIN FORTEEN (14) DAYS LESSOR TAKES POSSESSION OF OCCUPANT’S PROPERTY.

3. **LATE FEE/UNPAID RENT:** AFTER (10) DAYS OF UNPAID RENT, RIVERSIDE STORAGE WILL CHARGE A \$20 LATE FEE (PER OCCURANCE) AND PUT A LOCK ON THE UNIT UNTIL RENT AND LATE FEE IS PAID.

4. **USE:** THE STORAGE UNITS ARE MEANT FOR STORING ORDINARY HOUSEHOLD BELONGINGS. FOR EXAMPLE, FURNITURE, BOOKS, AND DISHES. LESSE CANNNOT USE THE STORAGE UNIT FOR ANY UNLAWFUL PURPOSE ITEMS SUCH AS GARBAGE, TOXIC WASTE, OR FLAMMABLE LIQUIDS ARE STRICTLY PROHIBITED. STORAGE UNIT CAN NOT BE USED AS A DWELLING. STOAGE UNIT MAY NOT BE USED AS A GARAGE, SHOP OR BUSINESS OF ANY KIND. YOU MAY NOT NAIL OR SCREW ANYTHING INTO THE WALLS, CEILING, DOORS OR FLOORING.

5. **CLEANLINESS:** LESSE SHALL KEEP THE UNIT CLEAN AND SURROUNDING AREA CLEAN AND IN GOOD CONDITION.

6. **LOCK:** RIVERSIDE STORAGE ALLOWS ONLY ONE PERSONAL LOCK PER UNIT DOOR. LESSEE MUST PROVIDE HIS/HER OWN PADLOCK AND KEYS OR PURCHASE A LOCK AND KEYS FROM RIVERSIDE STORAGE. LESSE IS RESPONSIBLE FOR WHO HAS POSESSION OF THE KEYS.

7. **OTHER FEES:** RIVERSIDE STORAGE WILL CHARGE A \$25.00 CUT LOCK FEE IF LESSEE LOSES A KEY TO HIS OR HER PERSONAL LOCK.

8. **ENTERING A UNIT:** AS YOUR LESSOR, WE MAY ENTER YOUR UNIT SOLEY FOR REPAIRS TO THE UNIT UPON CONTACT WITH THE LESSE OR AFTER (30) DAYS OF UNPAID RENT.

9. **NO SUB LEASING:** LESSEE MAY NOT SUB LEASE OR ASSIGN THE LEASED UNIT TO ANYONE.



10. **DAMAGES:** RIVERSIDE STORAGE SHALL NOT BE HELD RESPONSIBLE OR LIABLE, DIRECTLY OR INDIRECTLY, FOR ANY LOSS OR DAMAGE TO WHAT LESSEE STORES IN HIS/HER UNIT, NO MATTER WHAT THE CAUSE, INCLUDING FIRE, EXPLOSING, THEFT, WIND OR WATER DAMAGE.

11. **DISCLOSURE:** LESSOR HAS DISCLOSED TO LESSEE THAT THE LEASED UNIT MAY, DURING INCLIMATE WEATHER SUFFER THE COLLECTION OF WATER THE EXISTENCE OF SUCH A POSSIBILITY FOR ANY DAMAGE WHICH MAY BE SUFFERED BY THE PROPERTY STORED DIRECTLY ON THE FLOOR OF THE LEASED UNIT.

12. **PROCESS OF MOVING OUT:** BEFORE MOVING OUT OF YOUR UNIT, WE WOULD APPRECIATE A THIRTY (30) DAY NOTICE. WE ASK THAT YOUR UNIT BE LEFT EMPTY UPON MOVING AND SWEPT CLEAN. IF THE LESSEE LEAVES HIS/HER PROPERTY IN THE UNIT AFTER THE MOVE OUT DATE, THE ITEMS ARE NOW PROPERTY OF RIVERSIDE STORAGE.

13. **CHANGE OF INFORMATION:** PLEASE NOTIFY THE OFFICE OF ANY CHANGES TO YOUR ADDRESS OR PHONE NUMBER.

APPLICANT SIGNATURE

DATE

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