

Rental Date: _____ Unit Size: _____ Unit #: _____ Tenant Last Name: _____

Portable Storage Northwest

Call or Text: 206-856-3096

4701 SW Admiral Way #406
Seattle, WA 98116

Website: www.portablestoragenw.com
Email: dave@portablestoragenw.com

THIS "STORAGE UNIT OFFSITE RENTAL" AGREEMENT DESCRIBES YOUR RIGHTS AND OBLIGATIONS AS A 'TENANT'. PLEASE READ THE FOLLOWING PARAGRAPHS CAREFULLY BEFORE SIGNING IT. THIS DOCUMENT IS A CONTRACT AND YOU SHOULD SEEK LEGAL ADVICE IF YOU DO NOT UNDERSTAND IT OR ANY PART OF IT.

Tenant Information

Tenant Name: _____ Email: _____

Delivery Address: _____

Billing Address (If Different): _____

Phone (Home): _____ Phone (Cell): _____ Phone (Work): _____

Unit Information

Rental Date: _____ Unit Size: _____ Color (Body/Trim): _____ Unit #: _____

Door Type: _____ Other Features: _____

Payment Information

Monthly Rent: \$ _____ Sales tax rate of _____% equals \$ _____ monthly tax,

For a **Total Monthly Payment of \$ _____** Card Info: _____ Exp _____ #: _____

On this date, Portable Storage Northwest received \$ _____.

This amount covers the first month's rent of \$ _____, which includes tax,

and a delivery / pickup fee of \$ _____, which includes tax. Next rental payment due 30 days from this date.

SIGNED: _____ DATE: _____

(PORTABLE STORAGE NORTHWEST)

- PARTIES** – "Owner" is Portable Storage Northwest. "Owner" is hereto referred as "We", "Us", or "Our" for simplicity. "Tenant" means a person who is entitled to use the storage unit under a Rental Agreement to the exclusion of others. "Tenant" is herein referred to as "Occupant", "You", or "Your" for simplicity.
- STORAGE UNIT** – We will deliver a storage unit, described herein, at the beginning of your rental period, and we will pick up the unit for return at the end of the rental period. The storage unit must be situated on a reasonably level and safe location, and we reserve the right to inspect and approve the site in order to ensure proper and safe placement.
- TERM** – Your right to use the unit begins on the rental date and continues thereafter on a Month-to-Month basis. If you agreed to lease the unit on an annual basis, your tenancy becomes Month-to-Month at the end of that lease.
- RENT** – PAYMENT OF RENT IS YOUR RESPONSIBILITY. WE DO NOT SEND MONTHLY NOTICES. Your rent is payable, in advance, on the same date of each month, and your first month's rent must be paid when you sign this agreement. Rent by personal check, certified check, or money order is payable to: Portable Storage Northwest – 4701 SW Admiral Way, #406, Seattle, WA, 98116. If you are more than ten (10) days late in paying rent, we will charge you an additional \$30.00 late payment fee. We will charge a fee of \$40.00 for any check or money order that is not honored by the institution on which it is written. Payments received will be credited to charges and fees before your rent account. No such payment penalty fees or charges will be credited toward rent of the unit. As an added service, at your request, we can electronically invoice monthly at no charge if you supply an email address. For additional convenience, if you choose, we can automatically receive monthly payments by using a credit or debit card of your choice, which may be subject to additional processing fees.
- USE OF THE STORAGE UNIT** – We have some simple restrictions on use of the storage unit. You must not:
 - Intentionally or negligently damage the unit.
 - Store explosives, flammables, contraband or perishables in the unit.
 - Make any changes or alterations to the unit without our prior written consent.
 - Leave any of your property, debris, or garbage within it when you vacate the Rental Agreement.
 - Relocate the unit without our written consent.
 - Use the storage unit to house animals or humans.

Tenant Initials _____ Landlord Initials _____

Rental Date: _____ Unit Size: _____ Unit # _____ Tenant Last Name: _____

6. **INSURANCE** – WE DO NOT INSURE YOUR PROPERTY. To protect your interests and property against loss or damage, you should obtain fire and extended coverage insurance.
7. **LIMITATION OF LIABILITY** – WE ARE NOT LIABLE FOR INJURIES OR LOSSES to you or others in, on, or around the storage unit. This includes but is not limited to loss or injury from theft, fire, or acts of God, or acts of negligence or omissions on your part, or by someone acting for you or with your consent. You hereby hold us harmless for any injury or losses so incurred.
8. **TERMINATION** – YOU MAY TERMINATE THIS RENTAL AGREEMENT AT ANY TIME, by giving us written notice at least fifteen (15) days prior to the regular expiration date of your tenancy (rental). We may terminate this Rental Agreement in the same manner or in any manner permitted by law. Your notice to us must be sent to Portable Storage Northwest at 4701 SW Admiral Way, #406, Seattle, WA, 98116. We will deliver notice to you at the address you provide on this Agreement. You must return the unit clean, empty, and in good condition notwithstanding reasonable wear and tear. The key(s) must be returned as well. This unit is not transferable to other parties under the terms of this agreement (i.e. - The storage unit in this contract is under contract with you, not the property on which it resides).
9. **DELIVERY / PICK-UP FEE** – We will deliver the storage unit for a one-time fee stated on the pricing sheet at the time of this contract within our normal delivery range (currently 60 miles from shed origination site). Delivery beyond this range may be subject to additional delivery fees. Any tenancy less than 180 days shall have a pick-up fee equal to the delivery fee.
10. **DELIVERY OR PICK-UP DAMAGE TO PROPERTY** – By ordering the storage shed, you have invited us onto your property. We will make every reasonable effort to avoid damage to your property, including but not limited to buildings, landscape, and fences while delivering or picking up the storage unit. However, in the event of some damage caused in such delivery or pick-up, you hereby agree to hold us harmless.
11. **REPOSSESSION OF UNIT / COLLECTION** – IF YOU FAIL TO PAY YOUR RENT IN A TIMELY FASHION, THE STORAGE UNIT IS SUBJECT TO REPOSSESSION. At any time after your rent and other charges remain unpaid for fourteen (14) consecutive days following the date on which they are due, we may, at our option, retake possession of the storage unit you rented from us. You hereby give us the right to enter onto any premises whereon the rented storage unit is situated, or on which we believe the storage unit be situated, with or without legal process, and take possession of the storage unit. You hereby waive any right of action for trespass or damages by reason of said entry and removal. Notwithstanding repossession by us, you remain liable for the unpaid rent. We will hold any of your property found within the repossessed storage unit in a reasonably secure location, without accepting liability for damage or loss to it. Upon our storage of your property, we will give you ten (10) days notice of a date, after which we will dispose of the property. You have a right to regain possession of your property and the storage unit by paying the unpaid rent and charges due. We will attempt to dispose of the property in a commercially reasonable manner by consignment to an auctioneer, or by offering it for sale to not less than two persons, firms, or corporations dealing with similar property, and selling it to the highest bidder. If no bids are received, we will dispose of the property as waste. Proceeds from our disposition will be applied as follows: First to our costs of repossession; second to our costs for storage; and third to your unpaid rent and charges. There is a repossession fee of \$400.00. At our discretion, we also have the right to engage a collection agency for collection purposes. You are responsible for any and all collection agency fees.
12. **TRIP CHARGE** – There is a minimum charge of \$200.00, or your actual delivery / pick-up fee, whichever is greater, each time we have to make a trip to your location due to lack of timely payment.
13. **ATTORNEY FEES** – In any action, not limited to court action, brought to enforce any covenant or term of this Agreement or to exercise any remedy provided for herein or by law, the prevailing party shall be entitled to recover reasonable attorney fees, costs and expense incurred in conjunction with such action. Such fees and costs will be included in any judgment, decree, or settlement agreement. The parties agree that the laws of the State of Washington will govern the Rental Agreement, and the venue for any court action to be taken will be King County, Washington.
14. **TRANSFERABILITY**- In the event that Portable Storage Northwest transfers to new ownership, all conditions of contract terms herein shall remain intact and shall transfer to new Portable Storage ownership (or new entity/name) and continue without interruption or changes.

Other Agreements and/or addenda:

Tenant Signature: _____

Date: _____

Signed: _____

Date: _____

PORTABLE STORAGE NORTHWEST