

INNOVATIVE STORAGE RENTAL AGREEMENT

Customer Name:
Customer Driver's License #:
Customer Home Phone:
Customer Work Phone:
Customer Address:
Cell:
Email:

By electing to provide an email address, Occupant agrees that notice by Owner may be given to Occupant via email.

EMERGENCY CONTACT:

Name:
Address:
Phone:

RENTAL PAYMENTS:

Occupant shall pay monthly rent on or before the due date of each month. The due date is the same day of each month that is equal to the move-in day/first-charge day for which this agreement was established. **Ex: If move-in day is 9/6/17; the monthly rent will be due on the 6th day of each month thereafter.** Automated, recurring payments may be set up on Owner's Web site, or payment may be made by check or money order and mailed to Innovative Storage, 2181 Innovation Drive, Suite 101, Marion, OH 43302. Cash, check or money order can be dropped off at the business office located at the same address; there is a secure lockbox for payments made outside of business hours.

FEES:

A late fee in the amount of \$20 will be charged for each rental payment that is paid 7 days or more past the due date. A Non-Sufficient Funds (NSF) fee in the amount of \$30 for any returned check, or for any denial of an automatic charge, if applicable.

SECURITY DEPOSIT:

A refundable security deposit in the amount of \$25 will be charged with the first month's rent. This deposit will be refunded upon termination of this agreement provided that Occupant gives a 7-day notice of termination, all property is removed from premises on or before move-out day, unit is broom-swept clean, all payments in current standing, and no physical damage to unit.

USE:

Occupant agrees to use rented space solely for the purpose of storing any personal property belonging to the Occupant, and shall not be used for any purpose or in any manner which violates city, state, or national laws or regulations of any government authority. Occupant agrees not to conduct any business out of this space, and further agrees that the space is not to be used for any type of work shop, for any type of repairs, or for any sales, renovations, decoration, painting, or other contracting in the space. Occupant will not make any alterations, apply paint, or other decorative materials, display signs, or other identification, nor attach anything to the interior or exterior of the space without written consent of the Owner. There shall be no habitable occupancy of the space by humans or pets of any kind for any period whatsoever, and violation of the prohibitions shall be grounds for immediate termination of this agreement. Occupant is permitted to place one lock on the unit, and may provide their own lock, or may choose to purchase one in the Owner's business office. The second lock space is to be used only for purposes of Owner overlocking in case of delinquency.

INDEMNITY/LIABILITY/INSURANCE:

Owner is not liable, and will be held harmless, for any claims/damages or loss to Occupant's possessions, or for any personal injury to, or death of, Occupant or affiliates of Occupant. Occupant waives any claim for emotional or sentimental attachment to Occupant's property. Occupant must insure own property, and will assume all risk of loss for stored property. Failure to carry the required insurance is a breach of this agreement. Occupant agrees that in no event shall the total value of all property stored be deemed to exceed \$5,000 unless Owner has given permission in writing for Occupant to store property exceeding that value. If a motor vehicle is stored in any unit, Occupant must provide the make, model and serial number, along with the lien holder information, if applicable. Occupant will also provide a copy of the registration and title.

DEFAULT/REMOVAL OF PROPERTY/OWNER'S LIEN RIGHTS :

Failure of Occupant to abide by the terms and conditions of this agreement will result in declaration of forfeiture by written notice to the Occupant at the Occupant's last known address. In case of default by Occupant, Owner retains the authority to enter and hold, occupy, or repossess the space. If Occupant's delinquency results in an overlock of unit, Owner must pay in full all overdue

payments and late fees prior to lock being removed for access. Owner may enforce a lien and dispose of Occupant's property pursuant to Ohio Revised Code 5322.

NOTIFICATION

Occupant shall notify Owner of any new address and/or telephone numbers within 72 hours of change.

OCCUPANT HEREBY ACKNOWLEDGES BY SIGNING THIS AGREEMENT THAT HE HAS READ, UNDERSTOOD AND ACCEPTS ALL THE TERMS AND CONDITIONS EXPRESSED IN THIS MULTI-PAGE AGREEMENT.

OCCUPANT PRINTED NAME

DATE

OCCUPANT SIGNATURE/E-SIGNATURE

OWNER SIGNATURE (SITE MANAGER)

DATE

TIPS FOR BEST RESULTS:

- Always place pallets or plastic on the floor before moving into your unit to protect your items from any moisture that could occur from the changes in weather
- Put boxes of baking soda inside of stored appliances and leave the door propped open
- Put moth balls or dryer sheets in the corners of the unit to help keep mice away
- Cover and seal items such as mattresses, sofas and chairs with sheets to avoid mildew
- Do not store food of any kind (human or pet) in your unit – this attracts mice