

Mountain View Self Storage Rental Agreement

(336) 831-3967

www.mountainviewss.com

This is a Rental Agreement made between Mountain View Self Storage, LLC (Owner) and

(Tenant)

Tenant Information:

Print Name _____

Street Address _____

State _____ Zip _____

Phone # to be reached _____ (C), (H), or (W)

E-Mail address _____

Driver's License

Number _____ State _____ Zip _____

Owner hereby rents to Tenant the following real estate property at the above location:
424 Mountain View Road King, NC 27021

Unit # _____ Size _____

Owner acknowledges receipt of \$ _____ as the first month's rent (which is prorated to the first (1st) day of each month. Thereafter rent shall be _____ per month.

A \$5.00 lock fee is applied to the first month's rent for each unit and is the property of the Tenant. You are allowed 1 lock on each unit. **See next page for payment methods.**

Tenant understands and acknowledges the responsibility of the property between Owner and Tenant, the payment timing, and any non-payment actions, fees and timing by the Owner.

Tenant understands and acknowledges that he/she is responsible for their own insurance.

Tenant understands and acknowledges that the property in or on the space at the facility may be seized and sold in accordance with North Carolina general statutes if charges are unpaid.

Tenant has read and agrees to the conditions and terms of this agreement.

Signature _____ Date _____

TERMS:

1. RENT is due the **1st** day of each calendar month and automatically renews for successive months unless terminated by Owner or Tenant. No invoices or reminders are sent out to Tentant. Owner accepts check, money order or pay on line methods of payment.
2. LATE PAYMENT AND DISHONORED CHECKS. Rent is due on the first of each month. If not received by the tenth (**10th**) of the month, a late fee of \$10 will be assessed. There will be a charge of **\$25 for all dishonored checks**. The unit will be **double locked** if payment **not received by the 10th day of the current month rent is due**.
3. DEFAULT. Goods stored when rent is delinquent by more than the amount of 1 month's rent will be sold at auction according to the laws of North Carolina to recover any monies owed by the Tenant including any fees incurred in collecting those monies. Owner reserves the right to enter the unit to inventory contents in case of default.
4. REFUNDS. Vacating the premises prior to the end of the rental month will result in the forfeiture of the remaining portion of the rent as liquidated damages.
5. CONTACT INFORMATION: If Tenant has a change of mailing address or changes phone numbers he will notify Owner immediately.
6. OWNERSHIP. Tenant acknowledges that he (she) has ownership of the goods stored under this Rental Agreement and agrees to hold Owner harmless in the event of Default as defined in this agreement. It is expressly understood Owner carries no insurance covering the Tenant's goods and assumes no liability.
7. USE. The premises are to be used for storage only. No flammables or explosives may be stored. No retail business may be located on the premises.
8. NON LIABILITY OF THE OWNER FOR LOSS, DAMAGES, THEFT. This rental agreement is made on the express condition that TENANT'S USE OF THE PREMISES SHALL BE SOLELY AT THE TENANT'S RISK. Owner shall not be responsible for the Tenant's property for any reason whatsoever. Owner shall not be liable for any personal injuries or property damage while on the premises. In case of inclement weather, Tenant enters at his or her own risk.
9. Any special conditions must be agreed on by Owner and Tenant in advance.

For your convenience, we accept payments in 3 ways:

Check or money order by **drop box** located at 424 Mountain View Road (no cash please)

Easy online at www.mountainviewss.com

Mailed to
Mountain View Self Storage
1152 Nance Road
King, NC 27021

THANK YOU FOR YOUR BUSINESS