



Rental Agreement

This agreement dated _____, 20____ between _____ (hereinafter referred to as "Tenant" and Harris Self Storage (hereinafter referred to as "Management").

Management does hereby rent to Tenant storage unit number _____ in a building located at

- () 1225 West Main Street, Radford, VA () 1001 West Main Street, Radford, VA
() 1715 West Main Street, Radford, VA () 3274 Peppers Ferry Rd., Radford, VA

Gate access code provided to Tenant is _____.

Storage is to be used for personal or business property for the monthly rate of \$_____ payable on the first (1st) day of each month hereinafter. Rental payment is payable in advance.

Management acknowledges receipt of \$_____, including the first (1st) month's rent (which has been prorated to the first (1st) day of the 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 PAGES.)

Rental payments made after the 5th of the month are subject to a \$15.00 Late Charge or 10% of rent, whichever is higher. Mailed payments must be postmarked by day 5 of the month to avoid Late Charges. A returned check is subject to a charge of \$25.00.

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

Tenant Name

Company Name (if applicable – must have company authorization letter on file)

Tenant Street Address City State Zip

Tenant Phone # Tenant Email Address Tenant Driver's License # State

Alternate Contact Alternate Phone # Alternate Email Address

Tenant is an active member of the United States Armed Forces: ___Yes ___No

<i>If storing a vehicle or watercraft please provide the following:</i>	
Copy of Title or Registration is required.	
<hr/>	
Make and Model Year	License Plate Number and State
<hr/>	
VIN or Hull Number	

INSURANCE REQUIREMENT - Protecting your property in storage is your responsibility

Option One (The recommended choice): I understand that Harris Self Storage does not insure my goods and is not responsible for damage or loss to my stored property. I confirm that Harris Self Storage has recommended that I provide proof of insurance coverage or immediately obtain coverage for my stored property. I confirm that Storsmart Tenant Insurance has been offered.

_____ Yes, I have selected to cover my stored items with Storsmart Tenant Insurance with the coverage limit selected at \$_____. I understand that the coverage is effective immediately at time of payment. I understand that the monthly rate to cover my stored goods is being collected by the facility and forwarded to the insurance as a courtesy. I understand that the storage facility is not responsible for paying my monthly premium if I fail to make payments. I understand that the facility may retain a portion of the monthly tenant insurance premium payment to cover the administration of the policy.

Coverage Options and Rates

- _____ \$2,000 of coverage is \$9.00
- _____ \$3,000 of coverage is \$13.00
- _____ \$5,000 of coverage is \$21.00
- _____ \$7,500 of coverage is \$30.00
- _____ Other \$ _____ of coverage is \$ _____

Option Two (Not recommended): _____ No, I decline participation in Storesmart Tenant Insurance. I understand that by declining coverage I am completely responsible for any loss or damage to my property including but not limited to: mold, vermin, water damage, fire/smoke, tornado/hurricane, earthquake, lightning/hail, and burglary. I understand that the storage facility is not responsible for loss or damage to my stored goods and agree to hold this storage facility harmless. I understand that if I have a homeowner`s or renter`s insurance policy it may exclude coverage for my goods stored away from my primary residence or provide only limited coverage for these items.

Insurance Company Name: _____

I acknowledge that I have read the above information and have selected the best option for me.

Customer Signature: _____

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. 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/her own lock and keep unit locked at all times, using only one lock per unit door hasp.
2. **Tenant shall not place or keep in the premise's 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.
3. **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, RAINSTORAMS, TORNADO, EXPLOSION, RIOT, RODDENTS, CIVIL DISTURBANCES, INSECTS, SONIC BOOM, LAND VEHICLES, UNLAWFUL ENTRY, OR ANY OTHER CAUSE WHATSOEVER, NOT SHALL MANAGEMENT BE LIABLE TO TENANT AND/OR TENANT'S GUEST OR INVITES OR AGENTS WHILE ON OR ABOUT MANAGEMENT PREMISES.
4. All vehicles being stored must be operable, not stored on blocks, all tires inflated, no broken glass, minimal rust, current registration and state inspection. **A pan must be used to retain fluids under any potential leaking sources.**
5. This storage site does NOT provide or allow for dumping of chemical toilets and trash.
6. No mechanical work may be done at the storage site.
7. Management reserved the right to move or remove vehicles in an emergency.
8. **Authorization and Agreement to Receive SMS/MMS/EMAIL Storage Notifications:** Customer certifies that they authorize and agree to enroll designated email address and/or mobile phone number to receive Storage Notifications. By leasing from Harris Self Storage and submitting customer's email and/or phone number during move-in, customer consents to these terms and to receive emails and/or text message communications from Harris Self Storage as described herein. Messages will be delivered as the following: move-in, rental payment, late payment and gate code notifications/reminders. Customer is responsible for managing the types of texts (whether SMS or MMS) received.
9. If Tenant will be absent for an extended period, the Tenant must notify the office and provide information on how he/she can be reached during time of absence. Also, Tenant is responsible for providing any updated address, email and phone number.
10. 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 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.**
11. **Tenant agrees to give Management ten (10) days written notice of his/her intention to vacate his/her storage unit.** THERE ARE NOT 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.
12. **VACATING UNIT:** Units must be completely emptied, locks removed, and broom swept when terminating lease. **Failure to empty all contents of unit will result in application of current contract**

rate rental as a cleaning fee. All locks applied by customer must be removed when vacating a unit or same fee will apply.

13. **Rental payments are due on the first (1st) of each month without demand.** Payments made after day 5 of the month are subject to a LATE charge of \$15.00 or 10% of the standard monthly rental amount, whichever is greater and all tenants are subject to \$20.00 recurring charge each month thereafter. Mailed payments must be postmarked by day 5 of the month to avoid the Late Charge. If rental payments are not paid in full within five (5) days of the due date, including Late Charge, and/or Returned Charge, or Miscellaneous Charge, the Management may, at his/her option, declare the Tenant in default. No notice need be given of default. MANAGEMENT DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.
14. **ACCESS TO LEASED PREMISES BY MANGEMENT:** Customer acknowledges that customer has the only key/lock to the unit(s) and that Management has no key/lock for said units. Accordingly, customer may be required to provide access for Management to the leased premises if it reasonably appears that said premises are being used for any unlawful purpose or for purposes other than storage, and, also, if management must make alterations or repairs that management deems necessary for the sanitation, safety or preservation of said premises. If management is unable to contact customer to obtain access to the leased premises for the above reasons, Management may remove lock(s) and enter said premises. If customer places more than one (1) lock on unit, customer acknowledges that management may remove the 2nd lock in the specific instance in which said customer is in default of their rent.
15. **The Management may, at his option, take possession of the goods in the Storage Unit on or after day 15 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.
16. **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 to Virginia law. All moving, storage and/or sales costs associated with the sale of goods shall be owned 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 PREOCEDURES OR LEGAL ACTIONS.**
 - a. **Management will first attempt to sell any or all said personal property at public sale. If not sold at public sale, any or all said personal property will then be sold at private sale or will be disposed of and/or destroyed by Management.**
17. The Management may, at his/her option, REMOVE THE TENANT'S LOCK AT TENANT'S EPXENSE TO APPRAISE STORED GOODS FOR SALE. The administrative charge for lock cutting is \$25.00. 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/her action. 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, the Management shall remove its lock. IT IS THE TENANT'S RESPONSIBILITY TO REPLACE HIS/HER LOCK AT THE TIME OF PAYMENT TO INSURE THE SECURITY OF HIS/HER STORAGE UNIT AND TO SECURE HIS/HER 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.
18. **ABANDONMENT:** Customer shall not abandon the leased premises at any time during the term of this agreement. If customer shall abandon said premises or be dispossessed by the process of law, or otherwise, then management or its agent shall have the right to take immediate possession of and re-enter said premises. Any time customer's unit does not have a lock on the unit, Management may assume that the unit has been abandoned and re-rent it by Management.
19. 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.
20. 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.

21. A returned check is subject to a charge of \$25.00, 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 credit card, cash, money order or cashier's check.
22. The Monthly Rental rate, deposit amount, late charge, cut lock, and returned check charge are each subject to increase on day 1 of each month. Tenant shall be given thirty (30) days written 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 to Tenant at address given on this Lease or official change of address. Tenant shall apprise Management of any change in his/her mailing address in writing with twenty (20) days of such change. A new Lease does not have to be executed for any new rental rate increases.
23. All tenants in default or tenants having prior returned checks, must pay by credit card, cash, money order, or certified cashier's check.
24. Any right granted herein to Management may be exercised by Management's Rental Agent or other representative or agent.
25. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators, and assigns.

TENANT ACKNOWLEDGES THAT HE/SHE HAS READ THE CONDITIONS ON THIS RENTAL AGREEMENT AND AGREES TO BOUND BY THEM.

 Tenant Name

 Tenant Signature

 Management Signature

We appreciate your business and want you to always know what new and exciting things we have going on plus any specials we may be having, so please like Harris Self Storage on Facebook and Instagram!

PAYMENT IS DUE ON THE 1ST OF EACH MONTH!

For your convenience payments can be set up on Auto-Pay. In addition, payments can be made online, by phone, by mail, in person or dropped off in the drop box at the office.

For units located at 3274 Peppers Ferry Rd., payments can also be made at the Kiosk.

If mailing payment, please remit all payments to:

Harris Self Storage
1225 West Main Street
Radford, VA 24141

AUTOPAY AUTHORIZATION

(to be completed only if you want to enroll in autopay)

Customer Name: _____ Unit # _____

I, _____, authorize Harris Self Storage to automatically debit my bank account or charge my credit card as applicable and requested every month to pay for all charges associated with Storage Unit # _____.

Credit Card: Card Type: () Discover () Visa () Mastercard () American Express

Card # _____

Exp Date: _____ / _____

3 Digit Code on back of card: _____

Bank Account

Account #: _____

Routing #: _____

Name on Account: _____

Customer Signature: _____