



Murphy Hill Storage

Phone: 256-506-6539, Steve Pendergrast, Manager
 Phone: 256-302-6190, Jean McCrady, Owner
 Email: Storage@murphyhillstorage.com
 Mail: PO Box 765, Guntersville AL 35976
 Web: murphyhillstorage.com

Self Storage Rental Agreement

Name: _____ Phone (H): _____ Cell: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email address (please print clearly): _____
 License Plate No: _____ Vehicle description: _____
 License Plate No: _____ Vehicle description: _____
 Renter's ID: Drivers License No. _____ State: _____

TERMS AND CONDITIONS

1. Monthly rent is payable in advance by the 1st day of each calendar month, at the above address.
2. If payment is not postmarked by the 10th of the month, a \$10.00 late fee must be added. If not added, the late fee will be billed in the amount of \$15.00, to include postage and handling.
3. Rent plus late fee not paid within 30 days of due date will result in security deposit being applied as payment and Renter being notified to vacate the unit and pay any additional charges that may be due. After 30 days from date of notice, Owner has the right to dispose of the unit contents in any manner at Owners discretion to cover charges owed by renter and reclaim use of the unit.
4. In the event any check tendered for payment to Owner is returned unpaid by the bank, a return check fee of \$25.00 will be charged and Owner may require all future payments to be made by certified funds.
5. Provided that all rental payments are current and Renter is in compliance with this Agreement, Renter shall have access to the Unit 24 hours per day, 7 days per week.
6. Renter agrees to use the Unit exclusively for storage of personal property, merchandise, supplies or other material owned by Renter and for no other use. Renter may NOT store anything containing elements, parts or components which are caustic, explosive, flammable, perishable, hazardous or toxic.
7. Renter shall not store any items outside the Unit or leave any trash, refuse or other items outside the Unit.
8. Owner is not responsible for any loss or damage due to fire, theft, water, wind, hurricane, insects, mice or other pests, or any cause whatsoever to the property of Renter, nor is Owner required to carry any insurance to cover same. Renter is advised to use appropriate pesticides to guard against damage to stored items.
9. Renter agrees to advise Owner or Owner's Agent of any needed maintenance or repairs. Renter is responsible for providing suitable locking devices to secure the Unit.

10. Renter shall not assign this Agreement or sublease the Unit without the written consent of Owner, nor make any alterations to the Unit without Owner's written consent.
11. Renter will make a security deposit equal to one month's rent, which may be applied as payment for the last month of occupancy of the unit, assuming the unit is left in an undamaged condition.
12. Occupant agrees to give Owner thirty (30) days advance notice in writing prior to vacating the Unit.
13. This Agreement shall be governed by and construed in accordance with the laws of the State of Alabama. Any legal claims or demands initiated by either party shall be handled by mediation, with each party appointing their own attorney to represent them. The parties agree that no law suits will be filed to settle disputes arising out of this Agreement.
14. This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof.

Storage Unit No. _____ **Unit Size:** _____ **Monthly Rent: \$** _____ **Date Rent Starts:** _____

Amount due and received upon execution of this Agreement:

\$ _____ Rent prorated for balance of this month (1/30 of monthly rent x number of days remaining)
 \$ _____ Rent for _____ month(s). (If paid for full year, 12th month is free; pay for 11 mos., get 12)
 \$ _____ One month's rent to serve as security deposit (which may be applied as last month's rent)
 \$ _____ **Total paid with this Agreement:** _____ **Check** _____ **Cash**

Next payment due date: _____ (Please use pay slips provided when making payments)

Date signed: _____

MURPHY HILL STORAGE:

RENTER:

By (Print Name): _____

Name (Print): _____

Signature: _____

Signature: _____

Renter's Initials: I acknowledge I have received a copy of this Agreement _____.

COMMENTS _____

