



Rental Agreement – Effective 2025 - 2026

This agreement is between C's Storage Rental (Landlord) and _____ (Renter). Landlord does hereby rent storage room number _____ in approximate building size (s) _____ located at 3107 Cove Ave La Grande, Oregon. Beginning on _____ at a rental rate of \$ _____ Also a \$ _____ one-time, move-in setup fee. *There is a one time 2.99% courtesy fee added to the first months move in amount – paid directly to the debit card processing company.* Number of Keys issued

The Terms of this Rental Agreement are as follows:



Please initial all boxes and sign where indicated

☐ **Terms.** Renter shall pay the rent on the first of each month: shall maintain the storage room and the storage room door in good condition and repair any damage resulting from its use and shall keep the door to the storage room locked at all times. Proration of rent is for move in only - at our discretion .

☐ **Permitted Usage.** Only authorized use is a storage area for business or personal property. This storage is NOT for habitation or conducting onsite business. *No loitering, hanging out.* Noncompliance with this will result in immediate termination of your storage rental agreement and the unit will be locked-out immediately. Garage sales by permission only!

☐ **Undesirable Storage Renter (U.S.R.):** Any storage Renter that has a pattern of nonpayment issues such as repeated late payment, bounced checks, declined debit card/credit card transactions or insufficient funds or any other violation of the terms of the storage rental agreement will be deemed an *Undesirable Storage Renter*. At our sole discretion such Renter will be released from the storage rental agreement, and required to remove all contents from the storage unit within 72 hours or the time frame outlined in the move- out waiver. I understand and agree to this condition.

Signed by Storage Renter

☐ **Late Charges & Fees:** A late charge will occur if rent has not been paid by the 5th of each month. Renter agrees to pay an initial late fee of **\$15.00**. If the rent is not paid by the 20th of each month then an additional late fee of **\$15.00** is accrued for each month rent is past due. Lost key(s) will result in a charge of **\$20.00**. *It is the renter's responsibility to update landlord of any change of new phone number and addresses.* Returned or bounced check fee is **\$25.00**

☐ **Lock Out:** If Renter should fail to pay rent for **5 days** after it's due a Lock-Out of your unit will take place. This may occur if other conditions or clauses of the Storage Rental agreement are not complied with.

☐ **Abandoned Units & Termination.** At the discretion of C's Storage management your rent agreement may be terminated at any time for any reason. You will receive a move-out waiver, that determines how much time you have to vacate the unit. You will receive either a text, email or written notice. Any storage unit that has not been paid for 45 days is considered an *abandoned unit* and the contents will be disposed of.

☐ **Breach of Agreement.** After 30 days breach of rental agreement has taken place, default warnings may be texted, emailed or in certified letter, sent to the last known mailing address, phone number or e-mail address of the party as stated in this rental agreement. The current legal fees are: **\$25.00**-dollar charge for certified mail, **\$50.00** charge for default newspaper auction notice Ad. *These are added to TOTAL accrued rent bill.* At this time we reserve the right to recover monies owed to landlord by auction or disposal.

☐ **Lien.** Landlord shall have a lien against the property of renter in the storage room to secure the payment of any unpaid rent and against the claims of any third parties; to goods sold by the landlord's pursuant to any such lien.

☐ **Hazardous Goods.** Renter shall not store explosive or highly inflammable material or goods in storage room: shall not allow any noxious odor or liquid of any kind to escape from the storage room; shall not use storage room for any unlawful purpose.

☐ **Limits of Liability.** Renter shall have no claim against landlord and the landlord shall have no liability for any loss or damage to renter's property resulting from fire, explosion, vandalism, rodent, rain, snow, wind, water damage, heat, cold, dust, any acts of God, theft or any other cause not named. Regardless of whether such loss of damage may be caused or contributed to by the negligence of the landlord. Contents of unit shall not exceed \$7,500 dollars. Renter accepts storage space as is and will all faults.

☐ **Insurance.** Landlord has no insurance and has no obligations to carry insurance on renter's property stored in the storage room. Landlord shall have no liability to renter for injury to renter or others caused by any condition existing near or about the storage area or resulting from the activities of renter. Renter shall hold landlord harmless from all claims of any third parties arising in any manner out of renter's use of the storage room. **Renter must have their own renter's insurance for the contents of the unit.**

☐ **Security & Access.** Landlord does not provide any onsite security such as cameras, electric gates or watchman personal. You may access your unit without prior notification every day from 6:00 am to 9:00 pm. After 9:00 pm you MUST contact us prior to entering the property. Failure to do so will result in the immediate termination of your rental agreement.

☐ **Vacating unit.** Tenant must leave the storage unit completely empty and returned to the condition at the time of the original rental. Landlord will dispose of any property left outside of storage unit. Any items left inside storage unit once agreement is terminated and key is returned will be disposed. You must vacate BEFORE the last day of the month or you will be charged for another month's rent. Move-in set up fees are **non-refundable** and cover the initial cost of lock, keys and post move-out cleaning.

☐ **Winter Access.** During snow season, as a courtesy, we routinely plow the driveway and maintain a degree of access, to the best of our ability and equipment. Some units' due to location and wind direction get more snow and wind than others. If you need winter time access, bring snow shovels and something for breaking frozen ice, hammer, chisel/ice pick. The door may get frozen shut. If provided with 48 hours' notice we offer a dig out service. Each situation and need are unique, we will quote you a service fee per event.

☐ **Rent Increases & Adjustments.** This agreement and rental fees are month to month. At the sole discretion of C's Storage management, rent fees may increase or your rental agreement may be terminated. You will receive a 30-day notice either written, texted or e-mailed to the contact information you have provided.

Landlord _____ Renter _____
Signature Signature

In Witness whereof the parties have executed this month-to-month agreement on _____ Date

Renter (Print Name) _____

Mailing Address _____

Phone Number _____ E-Mail: _____

Family Member or Close Friend:

Name _____ Phone Number _____