



TENANT DATA FOR UNIT: _____

POST FALLS, ID 83854

BILLING INFORMATION KEEP US INFORMED OF ANY ADDRESS OR PHONE NUMBER CHANGES!

Tenant: _____ Optional: _____

Address: _____ City: _____

State: _____ Zip: _____

Phone: _____ (EMAIL) _____

Employer: _____ Drivers License: _____

Work Phone: _____ License Plate: _____

Vehicle Make/Model _____ Vehicle Color _____

Option of Auto Payment via Credit/Debit Card to be drawn on the 1st of the month Y N

I _____ give Stow N Go Storage Manager's permission to charge \$ _____ monthly to my card ending in _____ until the month of the space being vacated with proper notice policy

SECOND CONTACT – MUST BE FILLED OUT!

Someone we can contact in case of Emergency or Abandonment

Contact Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Phone: _____ Cell: _____

WILL ANY PROPERTY STORED HAVE A LIEN? Y N

LIST OF LIEN HOLDERS? _____

How did you hear about us? (CIRCLE) REFERRAL PREVIOUS TENANT

TV/RADIO FLYER SIGNS YELLOW PAGES

NEWSPAPER WEBSITE DRIVE BY

THERE IS A \$ _____ DEPOSIT PAID THE DAY OF RENTAL. THIS DEPOSIT IS REFUNDABLE ONLY IF TENANT GIVES OFFICE A WRITTEN NOTICE OF MOVING OUT 20 DAYS OR MORE IN ADVANCE, IF UNIT IS SWEPT OUT AND CLEANED, AND IF OFFICE IS NOTIFIED. INITIAL _____



RENTAL AGREEMENT

STOW & GO SELF STORAGE

Unit NO. _____

Stow & Go Storage does hereby rent above unit, subject to the following terms and conditions

Renter: _____ Phone: _____

Alt: _____

Address: _____

City: _____ State: _____ Zip Code _____

email: _____

Term of Lease: Month-to-Month _____ Year: _____

Monthly Rent: \$ _____ Deposit \$ _____

Special Conditions to be entered in box below:

Total Charges Due:	
_____	\$
_____	\$
_____	\$
_____	\$
_____	\$
_____	\$
_____	\$

Monthly rent is DUE ON THE 1ST DAY OF EACH MONTH. Monthly statements will not be sent out. It is up to the renter to remember to pay rent. Renter agrees to pay a late fee of \$10.00 if payment is received after the 10th of the month. Payments maybe mailed into the above address, paid directly to office manager, dropped in payment box, or pay over the phone with debit/credit card. By signing at the bottom renter agrees to abide by the above stated rental agreement.

Tenant	Date	Office Signature

Gates Open: Daily 4am-10pm
 Summer
 Daily 4am-9pm Winter
Office Open by phone or appt:
 Tuesday-Friday 9am-4pm
 Sat & Mon by appointment only *Closed Sunday and Holidays*

TENANTS STORE PROPERTY AT THEIR OWN RISK

Unit # _____

I understand this self-storage facility and/or its management:

1. Is a landlord renting space, is not a warehouseman, and does not take custody of my property unless abandoned or delinquent in rent:
2. Is NOT responsible for loss or damage to my property:
3. Does NOT provide insurance on my property for me: and
4. Requires that I provide my own insurance coverage or be "self-insured" (personally assume risk of loss or damage).

TENANT'S CHOICE OF INSURANCE OPTIONS

As initialed below, I agree to obtain insurance coverage on property in my storage space for its actual cash value or be "self-insured" (personally assume risk of loss or damage).

Please Initial one only: _____ From my own Insurance Agent
_____ Choose not to be insured

CONDITIONS

Page 1 of 2

1. All rent is due in advance on the 1st of each month. See #26 - 29 on next page
2. Renter agrees that no explosives, corrosives, flammables, including but not limited to gasoline or painting products, shall be stored in rental space, except gasoline contained in the permanently affixed and properly vented gas tanks of a stored vehicle, boat or motorcycle.
3. 10 days notice is required in writing for vacating unit.
4. Vacated units must be clean and office notified the day of move out. Deposits will be refunded only if unit is left clean and undamaged, proper written notice is given, and all rent and late fees and other charges are paid in full.
5. We pro-rate going into the unit but do not pro-rate upon vacating unit.
6. One lock only is to be used on the door to unit.
7. Tenant or his representative shall not penetrate the walls, ceiling, door, or floor of the unit with nails, screws, bolts, or devices of any nature whatsoever.
8. No business will be conducted on the premises. A max of **1 hour** in unit(s) will be allowed per visit, unless otherwise approved by management. Any sign of living in unit or braking of these rules will result in immediate eviction.
9. Tenants are not permitted to store any property outside of their unit. Anything found outside will be considered abandoned property, and will be confiscated.
10. **KEEP US INFORMED OF ANY ADDRESS OR PHONE NUMBER CHANGES!**
11. No sanding, spray painting, or working on vehicles is to be done on the premises.
12. There is a \$25 service charge on all checks returned for any reason. 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.
13. **NO OPEN CONTAINERS OR FOOD IN YOUR UNIT.** You will be responsible for any damages caused to neighboring units if this rule is broken and can be traced to your unit.
14. Tenant understands there is no temperature control in units.
15. No actions or items will be stored/performed in the units which would violate any law or ordinance not or hereafter in force or which would violate the provisions of any insurance policy on the premises.
16. Do not connect refrigerators or freezers to electrical outlets.
17. Do not use any type of electric or gas heater in your unit.
18. Do not place cardboard boxes directly on concrete floor; moisture will wick up through concrete. Be sure to use some form of rodent bait in your unit.
19. Pest control products may be used from time to time. Be aware of this fact, especially as it relates to your responsibility for the safety of your children and pets.
20. No Smoking or pets allowed on premises.
21. If no payment after 60 days; **your account may be sent to collections and/or goods sold.**
22. If a history of late or non payment is established; you may be asked to vacate your unit when paid current.

Continued on next page...

- 23. 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, normal wear, inevitable accidents and loss by fire excepted; and the 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 own lock, unless Management has designated lock to them, and keep unit locked at all times, using only one lock per unit door hasp.
- 24. Tenant shall not place or keep in the premises 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. 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, RAINSTORMS, TORNADO, EXPLOSION, RIOT, RODENTS, CIVIL DISTURBANCES, INSECTS, SONIC BOOM, LAND VEHICLES, UNLAWFUL ENTRY, OR ANY OTHER CAUSE WHATSOEVER, NOR SHALL MANAGEMENT BE LIABLE TO TENANT AND/OR TENANT'S GUEST OR INVITES OR AGENTS WHILE ON OR ABOUT MANAGEMENT PREMISES.**
- 25. 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 the terms of this Lease, subject to Management's approval. **TENANT'S FAILURE TO VACATE THE PREMISES, INFORM MANAGEMENT, OR REMOVE THEIR LOCK ON THE LAST DAY OF THE MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE (1) MONTH.**
- 26. Tenant agrees to give Management ten (10) days written notice of his intention to vacate his storage unit. **THERE ARE NO 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.
- 27. Rental payments are due on the first (1st) of each month without demand. Payments made after day 10th of the month are subject to a \$10 Late Charge. Mailed payments must be postmarked by day 10th of the month to avoid the Late Charge. If rental payments are not paid in full within ten (10) days of; the due date, including Late Charge, and/or Returned Charge, of Miscellaneous Charge, the Management may, at his option, declare the Tenant in default. No notice need be given of default. **MANAGEMENT DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.**
- 28. The Management may, at his option, take possession of the goods in the Storage Unit on or after day 30th 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. Double lock can be removed same day only if paying with cash. Otherwise, there will be a wait of up to 14 days. After thirty (30) days with no payment, your account is subject to review and you will be sent a Certified Letter (\$15 fee) notifying you of a future lien against your unit and all contents inside. You will have 30 days to respond. If no response, you will receive a Lien Notice (\$50 fee) and have 14 days to contact us and pay account in full or contents of unit will be disposed of or auctioned. Credit of goods sold will be deducted off balance and any remainder of balance will be sent to collections. All tenants with Certified Letter and Lien fees will be responsible for them and will automatically be added to their balance. If a history of late or non-payment is established then you may be asked to vacate your unit when paid current.**
- 29. 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. 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 PROCEDURES OR LEGAL ACTIONS.**
- 30. The Management may, at his option, **REMOVE THE TENANT'S LOCK AT TENANT'S EXPENSE TO APPRAISE STORED GOODS FOR SALE.** 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 action. And 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 LOCK AT THE TIME OF PAYMENT TO INSURE THE SECURITY OF HIS STORAGE UNIT AND TO SECURE HIS 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.**
- 31. 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.
- 32. 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.
- 33. The Monthly Rental rate, deposit amount, late charge, cut-lock, and returned check charge are each subject to increase on day 1st 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 within twenty (20) days of such change. A new Lease does not have to be executed for any new rental rate increases.**
- 34. Any right granted herein to Management may be exercised by Management's Rental Agent or other representative or agent.
- 35. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assigns.

I have read, agree to, and have been given a copy of these conditions:

Sign: _____ DATE: _____

PEST AND RODENT DISCLOSURE

ATTENTION valued customers. We strive for a clean and pest free facility; however, sometimes bugs and rodents make their way in. With construction rising around us, they are looking for new homes. Please take the time to read and utilize these helpful hints in protecting your personal items from potential issues.

Here are several steps you can take to greatly reduce the likelihood of having these pests in your storage unit:

First of all, be proactive when you are packing your items to take to the storage unit. **Plastic containers with lids that seal tightly** are a good idea. Mice cannot chew through them, and they are great for stacking. If totes are not available, then we recommend buying new cardboard boxes for storage. New boxes will be stronger and are less likely to have gaps or punctures that pests could enter, plus they are manufactured with added strength to withstand stacking for long periods of time.

- If you're using moving boxes you can get for free, at least be sure to avoid using free cardboard boxes from grocery stores or restaurants. These have been known to attract unwanted pests.
- Never pack food items. For one thing, it violates the terms of the rental agreement you signed with Stow & Go Self Storage. For another, that is just a bad idea – you may as well put it on a plate with a napkin and a sign that says, “Hey mice, this is for you. Come and get it!”
- Wrap your sofa, chairs and mattresses in plastic. That way, if one of those critters does decide to visit your unit, it will be walking on the plastic and not all over your furniture. In case you didn't know this, as mice walk they leave a trail of urine everywhere they go...pretty nasty! Remember that you want to keep pests out, but you also want your items to breathe. Wrapping furniture too tightly in plastic or cloth can cause moisture build-up underneath and ruin your furniture that way.
- When you are loading your items into the moving truck, be sure you are not taking any unwelcome passengers along for the trip. Give your boxes, totes, furniture and appliances a really good once over and make sure they are free of critters.
- Place items on raised pallets if possible, especially around the back and edges of units. Not only will this step help deter pests from making a home in your boxes, but it will also protect your belongings from moisture.

Before you place anything inside the unit, get your weapons ready:

- Moth Balls and other options would be the peppermint or lavender oil. Peppermint oil is a natural deterrent to mice and spiders and will make your unit and items smell much nicer than mothballs. To use peppermint oil, take the peppermint oil and place a few drops of the oil on a cotton ball and place the cotton ball at any hole or crack that you think a mouse could enter the unit. You should also place the peppermint oil cotton balls right inside the door on the left and right side. For the spiders, take your spray bottle and fill it with two teaspoons of peppermint oil and one cup of water. Replace the spray bottle lid and shake. Spray along the bottom of the walls, along the sides and the back. After you have everything inside the unit, spray the front of the unit before you close the door. Mice and spiders will steer clear of your unit because they do not like the smell of peppermint. You can repeat this process as the seasons change to keep it most effective.
- Keep the area clean, and broom swept were you can
- Eliminate unwanted odors using DampRid or other comparable products
- Put cedar blocks in a bowl on a shelf or purchase cedar chip bags to hang around the sides of unit.
- Get Tenant insurance coverage and make sure your insurance policy covers damage from rodents and pests.

Even the most well-kept storage facility will have an occasional problem with pests when tenants unknowingly bring mice and insects into their unit.

If an infestation happens, your most significant line of defense is going to be a comprehensive insurance policy. Not every policy is going to cover a rodent or pest infestation, call your current insurance company:

- Ask if your policy would cover your belongings if you stored them outside the home and inside a storage unit.
- Ask to be directed to that part of your policy and read it in detail.
- Find out if you need to take out a separate rider and what that will cost you per month.
 - Coverage limit — Is there a maximum coverage limit? Figure out the value of your storage items then decide which policy will provide the most coverage based on your needs.
 - Inventory restrictions — Find out if there is anything that the policy will not cover, like cash or jewelry. Do an inventory of everything you will be storing and make sure you are covered. If any item has a high value, find out if you need an appraisal with it.
 - Policy rules — Are there any rules you need to be aware of? For instance, do you need to submit an updated inventory anytime you change out storage items? Do you need to include photos?
 - What's covered — Find out what property types and kinds of damage your policy covers (for example, natural disasters, theft, etc.).
- Stow & Go does not require insurance coverage; however, there will be no compensation should anything happen to your personal property.

On top of acquiring the proper insurance, make sure you always have an accurate inventory of what is inside your storage unit. In the event there is damage, this will make the replacement process much easier and less stressful. We hope these tips helped shed some light on how to maintain pest proof and rodent proof storage.

I have received and understand this disclosure and agree to hold Stow & Go Storage and its managers harmless in any event if pests get into my unit.

Sign _____ Date _____