



25260 Sultanas Road, Homeland, CA 92548
www.arborrvstorage.com
Email: arborrvstorage@gmail.com

Contract Agreement

TENANT NAME: (Please Print) _____ **Date:** _____

The Terms and Conditions of this Rental Agreement and the Prorated Rental Fee start from the date the Tenant signs this agreement dated above, not from the move-in date the Tenant intends to bring the vehicle to Arbor RV Storage for storage.

MONTH-TO-MONTH TERM (A 2-MONTH MINIMUM RENT IS REQUIRED): The Owner requires from the Tenant a signed rental agreement, copies of your vehicle insurance, and vehicle registration which must be submitted via e-mail to the Owner, and the first rental invoice has been paid online before the Tenant brings the RV, trailer, or boat to Arbor RV Storage for storage. The owner accepts Debit and Credit card payments online. No cash or check for rent payments. **A prorated rental fee, plus the first full month of rent and the prepayment for the last month, is required to move in.**

RENTAL FEE IS DUE ON THE FIRST (1ST) DAY OF EACH MONTH: The monthly storage rental fee must be paid to the Owner through online invoice in advance, without demand or notice, on the first (1st) day of each month. A prorated rental fee will be applied if this Rental Agreement is signed on a date later than the first (1st) day of the month. If this rental agreement is signed and dated on or after the fifteenth (15th) of the month, the tenant shall pay a prorated first (1st) month of rent starting from the date the Tenant signs this rental agreement dated above, plus the next first full month of rent, plus the prepayment for the last month of rent. If this rental agreement is signed after the first (1st) and before the fifteenth (15th) of the month, the tenant shall pay a prorated first (1st) month of rent plus the prepayment for the last month of rent. The prorated rental fee is based on 30 days of rent. The Owner may increase the Rent for the Space with thirty (30) days advance written notice to the Tenant. The Tenant understands and agrees that under no circumstances will the Tenant be entitled to a refund upon execution of this Agreement and payment of the storage rent. Once a rental payment is made, there will be no full or partial storage rent will be refunded to the tenant. The Tenant will receive a monthly invoice via e-mail or text one week before the next storage rent is due. The Tenant shall not fail to pay rent even if the Tenant does not receive a monthly invoice or bill from the Owner. A **late fee of \$20.00 (twenty dollars)** will be automatically charged and added to the monthly rental invoice, without notice to the Tenant, on the 10th day of each month per parking space (if renting multiple storage spaces) if the storage rent remains unpaid 9 days after it is due. Failure to pay storage rent after 60 days will result in the loss of space. The vehicle will be towed after 75 days of failure to pay storage rent and may be sold through public sale.

30-Day Advance Notice/Intent to Vacate/Last Month's (Prepayment) Rent: The Tenant must give the Owner a 30-day advance written notice before vacating the storage space. Once the 30-day notice is given, the Tenant's last rent will be covered by the Tenant's prepayment for the last month. The Tenant understands that the Owner does not hold any rental deposit or the tenant's prepayment rent. No Refunds. No full or partial storage rent will be refunded to the Tenant.

Authorized Person and Trailer/Boat/RV Storage: The tenant agrees that the parking space will be used only for **Trailer/Boat/RV STORAGE**. The tenant/s is the only authorized person/s inside the storage facility. **Gate access in the RV storage facility is only for vehicle Drop-off and Pickup by the Tenant. Regular Storage hours are from 7:00AM to 7:00PM Daily. Open on Holidays. Occasional Late or Early Entry is Permitted.**

1. **NO RV and Vehicle repairs, service, maintenance, painting, washing, subletting, or showing of Vehicle, RV, Trailer, or Boat for Sale to buyers or inspectors are prohibited inside the facility, and must be done outside or off-site.**
2. **NO unauthorized person/s, guests, third-party vendors, RV service personnel, or any kind, vehicle inspectors, workers, vehicle mechanics, minors, pets, bicycles, e-bikes, e-scooters, or e-skateboards are allowed inside the facility.**
3. **NO hazardous materials or other substances may be kept in, on, or near the vehicle, in the space, or anywhere else in the Arbor RV Storage facility.**
4. **NO living, working on site, sleeping, resting, or loitering inside the facility.**
5. **Personal or miscellaneous items, generators, fuel tanks, and hazardous materials are not allowed to be stored inside an open storage, or outside the stored vehicles.**
6. **Tenants shall not allow any third party entry without prior written agreement provided and accepted by the owner or the property manager. The Tenant must not give or share the gate code numbers to unauthorized person/s, drivers, or third party vendors.**

Non-Liability of Owner for Damage, Loss, Death, or Personal Injury: Tenants park, store, or cover their vehicles at their own risk. The Tenant understands and expressly acknowledges and agrees that the Owner exercises no custody, care, or control over the Tenant's vehicle stored at this facility and that the Owner carries no insurance that in any way covers any loss, damage, or destruction of any kind the Tenant may claim while renting the storage space. The Tenant must provide to the Owner proof of ownership and satisfactory insurance coverage for all vehicles stored on the Owner's property. The Tenant

agrees not to subrogate against or allow its insurance company to subrogate against the Owner, in the event of loss, damage, or destruction of any kind or from any cause. The Owners disclaims all liability and express or implied warranty for or in connection with any loss, damage, or destruction to any vehicles of the Tenant no matter what the cause, including without limitation of loss, damage, or destruction from fire, explosion, theft, vandalism, wind, water, storm, moisture, mildew, extreme temperatures, etc. The Owner will have no liability of any kind for deaths or personal injuries to the Tenant or any third party arising from the Tenant's use of storage space or the Tenant's presence in the RV storage facility. The Tenant agrees to indemnify, defend, and hold the Owner harmless from and against all claims, liabilities, costs, expenses, or actions, and all reasonable expenses incurred for same (including reasonable attorneys' fees) to the extent arising out of the Tenant's acts or omissions at the property or breach or default by Tenant in the performance of this Agreement. The Tenant agrees that in the event the Tenant cancels the contract agreement for any own reason after signing this agreement, or the Owner terminates this contract agreement before its expiration due to default by the Tenant by disregarding the contract provisions and agreement, any storage rental fee paid by the Tenant shall be retained by the Owner and will not be refunded to the Tenant. Upon termination of this Agreement, the Tenant shall promptly remove all stored vehicles from the RV storage facility.

E-MAIL THE SIGNED RENTAL AGREEMENT: Fill up, sign, and e-mail this rental agreement, plus copies of your vehicle insurance and registration, to **arborrvstorage@gmail.com** or upload all the files to the **Contact us form** on the Arbor RV Storage website. Once the Owner receives the signed rental agreement and copies of vehicle insurance and registration online, **the Tenant will receive a rental invoice via e-mail with a click-and-pay link, which the Tenant can securely pay the storage rent online.** Once the Owner receives the rental payment, the Tenant's **Gate Security Codes** and **Space number** will be sent to the Tenant via e-mail or text. The Tenant must not give or share the gate code numbers to unauthorized person/s or third parties. **Please note: We accept and process all rental applications online; no printed, signed rental agreement, copies of vehicle registration, insurance, or rental payments are to be submitted in person.**

****I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND, AND AGREE TO BE BOUND BY THE TERMS, STORAGE RULES, AND CONDITIONS OF THIS RENTAL AGREEMENT****

PLEASE PRINT

Tenant Name: _____ **E-mail Address:** _____

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Mobile Phone#: _____ **Driver's License No.** _____

Tenant's Signature: _____ **Date:** _____

Additional Contact Person: _____ **Relationship:** _____

Mobile Phone#: _____ **E-mail Address:** _____

IMPORTANT: Please indicate your vehicle's total length. Measuring your vehicle's total length from end to end, which includes tongue to bumper, tow hitch, tail, spare tire, etc. which is 3-4' longer than what is registered length in your vehicle manual.

Vehicle Info #1:

License Plate #: _____ **Year:** _____ **Make:** _____

Model: _____ **Color:** _____ **Total Length:** _____

Vehicle Info #2:

License Plate #: _____ **Year:** _____ **Make:** _____

Model: _____ **Color:** _____ **Total Length:** _____