



25260 Sultanas Road, Homeland, CA 92548  
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### Contract Agreement

**TENANT NAME:** (Please Print) \_\_\_\_\_ **Date:** \_\_\_\_\_

**The Terms and Conditions of this Rental Agreement, including the Prorated Rental Fee, take effect on the date the Tenant signs the agreement, rather than on the planned move-in date for the vehicle at Arbor RV Storage.**

**MONTH-TO-MONTH TERM (REQUIRES 2 MONTHS MINIMUM RENT):** The Owner requires the Tenant to submit a signed rental agreement, along with copies of vehicle insurance and registration, via email before bringing the RV, trailer, or boat to Arbor RV Storage. Payment of the first rental invoice must be completed online, as the Owner only accepts debit and credit card transactions; cash and checks are not permitted for rent payments. To facilitate the move-in process, a prorated rental fee, the first full month's rent, and a prepayment for the last month are all necessary.

**RENTAL FEE IS DUE ON THE FIRST (1<sup>ST</sup>) DAY OF EACH MONTH:** The monthly storage rental fee is due to the Owner via online invoice on the first day of each month, without the need for prior notice or demand. If the Rental Agreement is executed after the first day, a prorated fee will apply, calculated based on a 30-day period. For agreements signed on or after the fifteenth of the month, the tenant must pay a prorated amount for the first month, the full rent for the subsequent month, and a prepayment for the last month. Conversely, if signed between the first and fourteenth of the month, only the prorated first month and the last month's prepayment are required. The Owner reserves the right to increase the rent with a 30-day written notice. The tenant acknowledges that no refunds will be issued once the rental payment is made, and they will receive a monthly invoice via email or text one week before the due date. It is the tenant's responsibility to ensure timely payment, regardless of invoice receipt. A **late fee of \$20.00** will be added automatically on the tenth day of each month if payment is overdue by nine days, and failure to pay for 60 days may result in loss of the storage space. If payment is not made within 75 days, the vehicle may be towed and sold at public auction.

**30-Day Advance Notice/Intent to Vacate/Last Month's (Prepayment) Rent:** The Tenant is required to provide the Owner with a written notice at least 30 days prior to vacating the storage space. Upon submission of this notice, the Tenant's final rent payment will be deducted from their prepayment for the last month. The Tenant acknowledges that the Owner does not retain any rental deposit or prepayment for rent, and therefore, no refunds will be issued. This includes both full and partial refunds for storage rent.

**Authorized Person and Trailer/Boat/RV Storage:** The tenant acknowledges that the parking space is designated solely for the storage of trailers, boats, or RVs. Access to the storage facility is restricted to the tenant or authorized individuals only. Gate entry is permitted exclusively for the drop-off and pickup of vehicles by the tenant. Regular storage hours are from **7:00 AM to 7:00 PM** daily, including holidays, with occasional early or late access allowed.

- 1. The facility strictly prohibits any repairs, servicing, maintenance, painting, washing, subletting, or showcasing of vehicles, RVs, trailers, or boats for sale to potential buyers or inspectors; such activities must be conducted off-site or outdoors.**
- 2. Access to the facility is restricted to authorized personnel only; unauthorized individuals, guests, third-party vendors, RV service staff, vehicle inspectors, minors, pets, bicycles, e-bikes, e-scooters, and e-skateboards are not permitted within the premises.**
- 3. The storage of hazardous materials or any other substances is strictly forbidden in or around vehicles, within the designated space, or anywhere else on the Arbor RV Storage property.**
- 4. Activities such as living, working, sleeping, resting, or loitering inside the facility are not allowed.**
- 5. Personal items, generators, fuel tanks, and hazardous materials must not be stored in open storage areas or outside of the vehicles.**
- 6. Tenants are prohibited from granting access to any third parties without prior written consent from the owner or property manager, and they must not share gate codes with unauthorized individuals, drivers, or vendors.**

**Non-Liability of Owner for Damage, Loss, Death, or Personal Injury:** Tenants are responsible for parking, storing, or covering their vehicles at their own risk. The Tenant acknowledges that the Owner does not assume custody, care, or control over any vehicle stored at the facility and does not carry insurance for any potential loss, damage, or destruction that may occur. It is the Tenant's responsibility to provide proof of ownership and adequate insurance coverage for all vehicles on the

Owner's property. The Tenant agrees not to pursue subrogation against the Owner through their insurance in the event of any loss or damage. The Owner disclaims all liability for any loss, damage, or destruction to the Tenant's vehicles, regardless of the cause, including but not limited to incidents such as fire, theft, or extreme weather conditions. Additionally, the Owner is not liable for any personal injuries or deaths resulting from the Tenant's use of the storage space. The Tenant agrees to indemnify and hold the Owner harmless from any claims or expenses arising from their actions or breaches of this Agreement. Should the Tenant cancel the contract for any reason after signing, or if the Owner terminates the contract due to the Tenant's default, any rental fees paid will be retained by the Owner and will not be refunded. Upon the conclusion of this Agreement, the Tenant is required to promptly retrieve all vehicles stored at the RV storage facility.

**E-MAIL THE SIGNED RENTAL AGREEMENT:** To begin the rental process, please fill out and sign the rental agreement, then email it along with copies of your vehicle insurance and registration to **arborrvstorage@gmail.com**. Alternatively, you can upload all documents using the Contact Us form on the Arbor RV Storage website. Once the signed agreement and the required insurance and registration documents are received, the Owner will send a rental invoice to the Tenant's email. This invoice will include a secure click-and-pay link for online payment of the storage rent. After the payment is confirmed, the Tenant will receive their **Gate Security Codes** and **Space number** via email or text. It is important that the Tenant keeps these gate codes confidential and does not share them with unauthorized individuals or third parties. Please note that all rental applications must be processed online; therefore, printed documents or in-person submissions of the rental agreement, vehicle registration, insurance, or payments are not accepted.

**\*\*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 provide the total length of your vehicle, measured from the front to the back, including the tongue, bumper, tow hitch, tail, and spare tire. This measurement is typically 3 to 4 feet longer than the length specified in your vehicle's manual.

**Vehicle Info #1:**

**License Plate #:** \_\_\_\_\_ **Year:** \_\_\_\_\_ **Make:** \_\_\_\_\_

**Model:** \_\_\_\_\_ **Color:** \_\_\_\_\_ **Total Length:** \_\_\_\_\_

**Vehicle Info #2:**

**License Plate #:** \_\_\_\_\_ **Year:** \_\_\_\_\_ **Make:** \_\_\_\_\_

**Model:** \_\_\_\_\_ **Color:** \_\_\_\_\_ **Total Length:** \_\_\_\_\_