



25260 Sultanas Road, Homeland, CA 9254
www.arborrvstorage.com
Email: arborrvstorage@gmail.com

Contract Agreement

NAME OF TENANT: (Please Print) _____ Date Signed: _____

1. RENTAL TERM – PLEASE READ CAREFULLY

- Please note that the space rental terms begin on the date this contract is signed, and submit this agreement along with copies of valid vehicle insurance, vehicle registration, and driver's license. The storage rental fees start and are prorated from the date this agreement is signed, not from the date the vehicle is moved onto the premises – regardless of the move-in date.

2. MINIMUM RENTAL PERIOD & MOVE-IN REQUIREMENTS

- The minimum rental period is two months. To start the rental process, the Tenant must:
 - Submit this agreement, along with copies of vehicle insurance, vehicle registration & driver's license via email or text.
 - Once the owner received the rental application via email, the Tenant will receive an electronic invoice and must pay the storage rent online. (Debit or Credit Cards Only; No Cash or Checks Payments).

3. PAYMENT TERMS – First Full Month and Last Month of Rent Needed to Move-in:

- **Monthly Rent Fee:** Rent is due on the 1st of each month.
- **Tenant's First Invoice:** If this contract agreement is signed by the Tenant after the 1st. Rent is based on 30 days.
 - **Contract signed between the 1st and 15th of the Month:** Tenant must pay the prorated rent for the first month plus the prepayment for the last month of rent.
 - **Contract signed between the 16th and 31st of the Month:** Tenant must pay prorated rent for the first month, plus full rental fee for the following month, plus the prepayment for the last month of rent.
- **Late Payments:** A \$20 late fee applies – per space, each month, if payment is overdue by 9 days. If rent is unpaid for 30 days, the storage space will be forfeited, and after 60 days, the vehicle will be sold and towed.
- **Rent Increase:** The Owner can increase rent with 30 days' written notice.
- **There will be No Refunds issued for payments once received.**

4. GATE ACCESS IS FOR TENANT'S VEHICLE DROP-OFF OR PICK-UP ONLY.

- The designated parking space is for the vehicle storage only: RV, boat, trailer, etc. Gate Access is granted exclusively to the Tenant only for vehicle drop-off and pick-up.
- **Gate Access Hours:** Drop-off or Pick-up your RV, trailer, or boat anytime – 24/7 Access, 365 days a year.
- **PROHIBITED ACTIVITIES INSIDE THE FACILITY: NO LOITERING OR HANGING OUT INSIDE STORED VEHICLE**
 - NO Repairs, Maintenance work, RV Washing, RV Detailing, Painting, or Changing of Tires.
 - NO Storage of Hazardous Materials or Personal items inside and outside vehicles or in open storage areas.
 - NO Unauthorized Third-Party Vendors Access (e.g., Service Staff, Workers, Detailers, Vendors, or RV Buyers)
 - NO RV Living, Sleeping, Doing Business, Working, or Loitering inside the facility.
 - NO Minors or Pets running around facility. No Riding of Bikes, E-Bikes, or E-Scooters inside the facility.
 - NO Showcasing of Vehicle for Sale to buyer. Showcasing of vehicle must be done off-site.

5. TENANT NON-PAYMENT, DEFAULTS, ABANDONED VEHICLES, AND OWNER REMEDIES

- The Tenant agrees to pay all charges when due. Failure to pay any invoice within thirty (30) days after the due date constitutes a default and results in termination of this Agreement. Upon default, the Tenant's gate access will be revoked and the vehicle deemed abandoned. An abandoned vehicle fee of fifty dollars (\$50) per day will accrue in addition to all unpaid rent and charges. The Owner shall have a lien on the stored vehicle for all sums due under this Agreement. The Owner may enforce its lien in accordance with the California Self-Service Storage Facility Act and other applicable laws, including providing required notices to the Tenant and any legal owner/lienholders, denial of access, advertising, and sale of the vehicle at public auction or other legally permitted disposition. The vehicle may be towed or removed as permitted by law. Any legal owner or lienholder may satisfy the Owner's lien and reclaim the vehicle as allowed by law. The Tenant may reclaim the vehicle at any time prior to sale by paying all amounts due, including rent, late fees, lien costs, advertising, towing, and other lawful charges.

6. NOTICE TO VACATE

- The Tenant must provide at least 30 days' written notice before vacating the storage space. Upon receiving this notice, the prepayment rent will cover the final payment for the last month.
- No refunds are issued for cancellations, including partial months.

- If the Tenant cancels the agreement or the Owner terminates it due to the Tenant's default or violating the prohibition of the agreement, no rental payments will be refunded. The Tenant must promptly remove their vehicle from the storage facility.

7. NON-LIABILITY OF OWNER

- The Tenant assumes full responsibility for their vehicle while stored. The Owner is not liable for damage, theft, fire, weather-related incidents, or other losses to the vehicle or its contents.
- The Tenant must maintain adequate insurance for their vehicle and agrees not to pursue subrogation against the Owner in case of loss or damage.
- The Owner is also not liable for any injuries or deaths occurring on the property. The Tenant agrees to hold the Owner harmless from any legal claims.

8. TENANT'S ACCESS AND GATE CODES

- The Tenant is responsible for maintaining the confidentiality of their gate access codes and not sharing them with unauthorized parties.
- 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.

9. CONTRACT AGREEMENT SUBMISSION

- To begin the rental process, the Tenant must sign and email, or text the rental application form and photocopies of vehicle insurance, vehicle registration, and driver's license to **arborrvstorage@gmail.com**, or text it to **(951) 346-8217**, or use the Contact Us Form on the Arbor RV Storage website.
- After the documents are processed, the Tenant will receive an electronic invoice with a payment link and the Tenant can securely pay online. Tenant storage space number, and gate access codes will be emailed.
- **Note:** The Owner accepts online submissions only - no printed paperwork and documents submitted in person.

ACKNOWLEDGEMENT BY TENANT

By signing below, the Tenant acknowledges that they have read completely, understood, and agree to the terms and prohibition outlined in this agreement.

Name of Tenant: _____ Email: _____

Address: _____

City: _____ State: _____ Zip: _____

Mobile Number: _____ Driver's License #: _____

Tenant Signature: _____ Date Signed: _____

Additional Contact Person

Name: _____ Relationship _____

Mobile Number: _____ Email Address: _____

Information of the Vehicle/Vessel to be stored:

Registered Owner: _____ Name on Vehicle Title: _____

License Plate No: _____ Year: _____ V.I.N./Serial No./Hull No.: _____

Make: _____ Model: _____ State: _____ Color: _____

Vehicle's Total Length: _____

Lienholder Name: _____ Lienholder Contact Number: _____

Lienholder Address: _____