



RV - Boat - Self Storage

620-798-1044

Website: wildcatstorages.com

Email: 4secureRV@gmail.com

RENTAL AGREEMENT

Date _____

Applicant's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Work: _____ Cell: _____

Email: _____

Item(s) Stored:

_____ RV

_____ Boat

_____ Truck

_____ Fifth Wheel

_____ Travel Trailer

_____ Toy Hauler

_____ Other: Please describe _____

Year, Make and Model of Item(s): _____

Approximate Length: _____ Lic. Plate # _____ State: _____

Insurance Provider: _____ Policy Number: _____

Alternate Contact: Name: _____ Phone: _____

Client understands they need to winterize their RV or Boat.

PAYMENT INFORMATION

Send Payment to: Wildcat Storage, LLC

545 16th Ave.

Moundridge, KS 67107

Initial Payment Received: \$ _____ Check ___ Cash ___

Security Deposit: \$ _____

Balance prorated to pay
partial month's rental: \$ _____

Rent paid through current month. Next payment due: _____ / _____ / _____

Information Concerning Unit Rental:

Unit # _____ Size: _____ Monthly Rent: _____

Gate Code: _____ 6 month's Rent: _____

Annual Rent: _____

**IMPORTANT: MONTHLY RENT IS REQUIRED TO BE PAID IN ADVANCE, ON
OR BEFORE THE FIRST DAY OF EACH MONTH.**

This agreement is for leasing the space described above to the Occupant for the purpose of storing and removing personal property, and expressly incorporates all Terms and Conditions contained below and on the following pages. By signing this Rental Agreement, the undersigned acknowledges having read the Terms and Conditions herein contained and agrees to be contractually bound thereby.

Occupant:

Signature

Print Name

Terms and Conditions

Monthly Rent: Monthly rent as identified above is payable in advance on or before the 1st day of each calendar month at the address of the Owner as set forth above.

Late Fees, Service Charges: Monthly rent which is not received by the 5th day of the month is subject to an initial fee of \$20.00.

Credit cards are acceptable for reoccurring billing.

Requirements to receive deposit back:

- 1.) All items must be removed from premises
- 2.) Must be swept out
- 3.) Oil stains removed
- 4.) A minimum of 30 days notice prior to leaving
- 5.) Must look like it did when you moved in!

Tenant hereby rents from the Owner the space above, at Wildcat Storage, LLC, Moundridge, Kansas, 67107, under the following terms and conditions:

Occupancy and Compliance with the Law: Tenant acknowledges that the space may be used for storage only and is not to be used for the conduct of business. No garage sales allowed on premises. Human or animal habitation is specifically prohibited. No smoking permitted on premises. The space may not be used for temporary residential purposes, or for the operation of a business (other than for the storage of business-related materials.) Owner shall have the right at any time to remove from the space and dispose of any materials which cause a violation of the paragraph to insure compliance with the provisions thereof. The storage of items including, but not limited to, cleaning fluids and/or organic chemicals of any kind are strictly prohibited. Tenant shall not store any items which shall be in violation of the Health Department or other appropriate governmental body, or do any act or cause to be done any act which creates or may create a nuisance in or upon the space or in the facility during the terms of this Rental Agreement or any renewal or extension thereof. Owner exercises neither care, control nor custody over Tenant's stored property.

Condition and Alteration of Premises: Tenant accepts premises as being in good order and condition and agrees to pay Owner promptly for any repairs of the premises caused by Tenant's negligence or misuse. Tenant shall make no alterations without the prior consent of the Owner. All costs necessary to restore the premises to its prior condition shall be borne by the Tenant.

Mice and Bugs: Wildcat Storage buildings are quality engineered structures. They are built as tightly as possible! mice, bugs, spiders, etc. sometimes have ways of sneaking in. We cannot totally control what all our tenants are storing or what might be hiding in what they are storing. Since we do not have keys from all tenants or the time to check inside every unit, it is up to each tenant to control mice and bugs by using bait, traps, and other ways to SAFELY remove pests.

Termination: This agreement may be terminated by either party hereto upon thirty (30) days notice to the other party. If the Tenant fails to pay any monthly rent within six (6) days after the due date, Owner reserves the right for automatic lockout of the facility and Owner shall have the right to deny access to the facility until payment for such month is rendered. All of the Owner's rights shall survive the termination of this agreement. Tenant shall vacate the premises in good and clean condition and deliver the premises to the Owner in the same condition as they were delivered to Tenant. Should Tenant leave trash or personal property on the premises, then said Tenant will be charged a \$50.00 cleanup fee. Tenant shall leave a forwarding address with the Owner. Upon vacancy, Tenant agrees to remove all personal property.

Lien and Abandonment of Property: In addition to any liens and remedies provided by law to secure and collect rent and cumulative therewith, Owner is hereby given a contractual landlord's lien upon all property, now or at any time hereafter, stored in or on the space or at the facility to secure the timely performance of this agreement by the Tenant and secure the payment of all rents, charges and costs incident to Tenant's default. Furthermore, Owner has a lien on all property in a self-service facility for the payment of rents or other charges that are due and unpaid by the Tenant. It is further agreed that the Tenant shall be personally liable for all rents, charges, costs and expenses, including those incurred in the sale and/or disposition of the Tenant's property as provided for above. Owner may use a collection agency thereafter to secure any remaining balance owed by Tenant after the application of sale proceeds, if any. Any property which shall remain in the Tenant's unit after the expiration or termination of this agreement shall be deemed to have been abandoned and either may be retained by the Owner as its own property or sold. If such property or any part shall be sold, the Owner may receive and retain the proceeds of such sale and apply the cost of moving and storage, and any arrears of basic and additional charges and any damages to which the Owner may be entitled under this agreement or in accordance with the law. Upon enforcement of this lien, Owner's liability for goods stored is limited to one dollar (\$2.00) per square foot of rented area. Tenant may request in writing at the time of this agreement increases to the valuation for additional rates. Owner and Tenant agree that in the event a notice to terminate the rental agreement has been given by the Owner to Tenant and Tenant has not occupied the premises for the ten (10) days covered by the said notice of termination and has not paid any portion of the rent due for said period, then the premises shall be deemed abandoned by Tenant and Owner may re-enter and take immediate possession of said premises, consider the agreement terminated and relet said premises.

Explanation: Your goods will be sold if your rent is delinquent.

Attorney's Fees and Waiver of Jury Trial: In the event any action be instituted or other proceedings taken to enforce a term, covenant or condition herein contained or to recover any rent or charge due or to recover possession of the space or facility for any default or breach of the Rental Agreement by Tenant, Tenant agrees to and shall pay Owner's reasonable attorney's or paralegal's fees, costs and expenses in connection herewith. Owner and Tenant waive their respective rights to trial by jury of any cause of action, claim, counterclaim or cross complaint brought by either Owner against Tenant, or Tenant against Owner on any matter arising out of or in any way connected with this Rental Agreement, Tenant's use or occupancy of the storage space, or any claim of bodily injury or property damage or any remedy under any law, statute or regulation.

Liability: ALL PROPERTY STORED WITHIN OR ON THE SPACE BY TENANT OR LOCATED AT THE FACILITY SHALL BE AT TENANT'S SOLE RISK. Owner carries no insurance which covers any damage to, or loss of, any personal property by any cause whatsoever, including, but not limited to, burglary, fire, water damage, mysterious disappearance, rodents, mold, mildew, acts of God, or the active or passive acts of omissions or negligence of Owner or Owner's agents, that Tenant may have or claim by renting the storage space or being on or about the facility and, therefore, Tenant must obtain any insurance desired at Tenant's own expense. Owner shall not be liable to Tenant or Tenant's invitees, family and employees for injury or death as a result of Tenant's use of their storage space or the premises, even if such injury is caused by the active or passive acts, omissions or negligence of Owner, Owner's agents or employees. Tenant hereby agrees to indemnify and hold harmless the Owner from and against any and all manner of claims for damages to or loss of property or personal injury and cost including attorney's fees arising from Tenant's use of the space or the facility, or from any activity, work or thing done, permitted or suffered by Tenant in or on the space or about the facility. ***Owner carries no insurance which in any way covers loss whatsoever incurred by the Tenant.*** By placing his/her initials here _____, Tenant acknowledges that he/she has read and understands the provisions of this Paragraph and agrees and will comply with the requirements.

Assignment of Subletting: Tenant shall not sublet or assign all or any portion of the premises or Tenant's interest therein without prior consent of the Owner.

Rules: Tenant agrees to abide by all rules and policies that are posted and are now in effect or that may be put into effect in the future. There is no smoking permitted anywhere on the premises. Tenant agrees to take all personal property and trash that is brought on the premises and agrees to keep premises in a clean condition.

Change of Address: Tenant must supply any change of address or change of telephone number to the Owner within one (1) week of said change.

Returned Checks: Tenant will be charged thirty-five (\$35.00) dollars for any check returned by the issuing financial institution.

WILDCAT STORAGE, LLC

BY: _____ DATE: _____
Wildcat Storage, LLC

BY: _____ DATE: _____