PARKING SPACE RENTAL AGREEMENT

This Parking Space Rental Agreement (this "Agreement") is made on _____ (the "Effective Date").

Owner (the party renting out the space): _____, mailing address _____.

Renter (the party who parks): _____, mailing address _____, telephone _____.

1. THE SPACE

The Owner rents to the Renter the right to park in the following space (check one): [ ] parking space; [ ] garage or garage bay; [ ] driveway space; [ ] space in a lot, carport or covered structure; [ ] RV, trailer or boat space (the "Space").

Address: _____. Space number or description: _____.

The Renter may use the driveways, aisles and walkways reasonably needed to reach the Space, and no other part of the property. This Agreement rents parking only. It does not rent any home, building or storage room.

2. THE VEHICLE

Only this vehicle may be parked in the Space (the "Vehicle"): year, make, model and color _____, license plate _____. To park a different vehicle of similar size, the Renter must first give the Owner its description and plate number in writing. Only one vehicle may occupy the Space at a time.

3. TERM

This Agreement begins on _____ and (check one): [ ] continues month to month until either party gives at least _____ days' written notice; [ ] ends on _____.

4. RENT, LATE CHARGE AND DEPOSIT

The Renter will pay rent of $_____ per [ ] month [ ] week, due in advance on day _____ of each month (or on the start date and every seven days for weekly rent), by _____.

If rent is unpaid _____ days after its due date, the Renter will pay a one-time late charge of $_____ for that payment.

The Renter will pay a security deposit of $_____. The Owner may use it for unpaid rent, damage beyond normal wear, cleaning and unreturned keys or remotes, and will return the rest with a written list of deductions within _____ days after the Renter moves out.

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5. ACCESS AND USE

The Renter may use the Space [ ] at any time [ ] only during these hours: _____. The Owner will give the Renter: _____ (keys, remotes, codes or permits), which the Renter will keep secure and return at the end.

The Renter will use the Space only to park the Vehicle. No storage of other items, no repairs beyond emergencies, no sleeping or living in the Vehicle, no fuel cans or hazardous materials, and no washing the Vehicle in the Space. The Renter will fix fluid leaks and keep the Space clean.

Electric vehicle charging is [ ] not allowed [ ] allowed, with electricity included [ ] allowed for $_____ per month. No extension cords.

6. INSURANCE, RISK AND LIABILITY

The Owner does not take possession, custody or control of the Vehicle, its keys or its contents, and this Agreement does not create a bailment. The Owner is not responsible for theft of or damage to the Vehicle or its contents, except to the extent caused by the Owner's gross negligence or willful misconduct, and nothing here limits a liability the law does not allow to be limited.

The Renter will keep the Vehicle insured with at least the liability coverage the law requires and will show proof on request. The Renter will indemnify and hold harmless the Owner from claims arising from the Renter's use of the Space, except to the extent caused by the Owner's own negligence or willful misconduct.

7. TOWING

If another vehicle is parked in the Space, the Renter will tell the Owner, who may have it removed as the law allows. If the Vehicle stays after this Agreement ends, the Owner may give written notice and, if it is not removed within 72 hours, have it towed at the Renter's expense as the law allows. The Owner has no lien on the Vehicle and will not keep, sell or boot it. Both parties will follow state and local towing laws, which may require posted signs or notice before a tow.

8. OWNER'S RIGHT TO RENT

If the Owner rents the property from someone else, or the property is in a homeowners' or condominium association, the Owner confirms it has permission to rent the Space under its lease or the association's rules. This Agreement ends if the Owner's own right to use the Space ends, and the Owner will refund prepaid rent for days after the Renter's last day.

9. DEFAULT, ENDING AND MOVE-OUT

If either party breaks this Agreement and does not fix the problem within _____ days after written notice, the other party may end it by further written notice. By the last day, the Renter will remove the Vehicle and all items, leave the Space clean and return all keys, remotes and cards.

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10. GENERAL TERMS

The laws of the State of _____ govern this Agreement. Any lawsuit will be brought in the courts serving the county where the Space is located, including small claims court. The Renter may not sublet the Space or let anyone else park in it without the Owner's written consent.

This Agreement is the complete agreement between the parties about the Space and can be changed only in a signed writing. If a court finds any part unenforceable, the rest stays in effect. It may be signed in counterparts and electronically.

Additional terms: _____

SIGNATURES

Owner

Signature: _____ Date: _____

Printed Name: _____

Renter

Signature: _____ Date: _____

Printed Name: _____

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