STORAGE UNIT RENTAL AGREEMENT

This Storage Unit Rental Agreement (this "Agreement") takes effect on _____.

Owner: _____, mailing address _____, telephone _____ (the "Owner").

Occupant: _____, mailing address _____, telephone _____, email _____ (the "Occupant").

1. ALTERNATE CONTACT

The Occupant names this person to receive copies of notices about late rent, the Owner's lien and any sale: name _____, mailing or email address _____. The alternate contact has no right to enter the Space unless the Occupant authorizes it in writing.

2. THE SPACE AND TERM

The Owner rents to the Occupant Unit _____, measuring approximately _____, located at _____ (the "Space"). The Occupant has inspected the Space and accepts it in its present condition.

(Check one) [ ] Month to month, beginning _____, until either party gives at least _____ days' written notice. [ ] A fixed term from _____ through _____, continuing month to month afterward.

3. RENT AND CHARGES

Monthly rent: $_____, due in advance on the _____ day of each month. One-time administrative fee: $_____. Security deposit: $_____, returned with a written list of deductions within 30 days after move-out, or sooner if the law requires.

If rent is not paid within _____ days after it is due, the Occupant will pay a late charge of $_____. The Owner may change the rent or other charges on at least _____ days' written notice.

4. ACCESS, LOCKS AND USE

Access hours: _____. The Occupant supplies the lock on the Space, and the Owner keeps no key to it. The Owner may enter in an emergency, for repairs, or as the law allows, with notice except in an emergency.

The Space is for storage only. No one may live in it, and the Occupant will not store flammable or hazardous materials, perishable goods, animals, stolen or illegal items, or irreplaceable valuables. Vehicles, trailers and boats only with the Owner's written consent: _____.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

5. INSURANCE AND RISK OF LOSS

The Owner is not a warehouse or bailee and does not take custody of the stored property. The Occupant will insure the stored property for its full value. The Owner is not responsible for loss or damage except to the extent caused by its own negligence or willful misconduct. The Occupant will not store property worth more than $_____ in total.

6. DEFAULT AND OWNER'S LIEN

The Occupant is in default if rent remains unpaid for _____ days after its due date. After a default, the Owner may deny access to the Space to the extent the law allows.

NOTICE OF LIEN. THE OWNER HAS A LIEN ON ALL PERSONAL PROPERTY STORED IN THE SPACE FOR RENT AND OTHER CHARGES DUE UNDER THIS AGREEMENT, AND FOR THE COSTS OF SALE, AS THE SELF-SERVICE STORAGE LAWS OF THE STATE OF _____ ALLOW. IF THE OCCUPANT DEFAULTS, THE STORED PROPERTY MAY BE SEIZED AND SOLD TO SATISFY THE LIEN AFTER THE NOTICES AND WAITING PERIOD THE LAW REQUIRES.

Note for private garage, barn or shed owners: your state's storage lien law may not apply to space at a home. If it does not, you may not sell the occupant's property without a court judgment or other lawful process.

7. MILITARY SERVICE

The Occupant (check one) [ ] is [ ] is not a member of the uniformed services on active duty or in a reserve component, and will notify the Owner in writing immediately on entering military service. Under the Servicemembers Civil Relief Act (50 U.S.C. section 3958), the Owner will not enforce a lien against a servicemember's property during service or for 90 days afterward without a court order.

8. MOVE-OUT, NOTICES AND GENERAL TERMS

At move-out the Occupant will remove all property and its lock, leave the Space broom-clean and return any key or remote. Notices must be in writing to the addresses above, with copies of lien notices to the alternate contact. [ ] The Occupant consents to receive notices, including lien notices, by email at _____.

The laws of the State of _____ govern this Agreement. This Agreement is the complete agreement between the parties and can be changed only in a signed writing, except for rent changes made on notice. The Occupant may not sublet or assign. If any part is unenforceable, the rest stays in effect. This Agreement may be signed in counterparts and electronically.

Additional terms: _____

Note: state self-storage laws set the notice, advertisement and sale steps for a lien sale, and some require specific wording or type size in the agreement (New York, for example, requires at least ten-point bold type). Check your state's rules before you sign.

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SIGNATURES

Owner

Signature: _____ Date: _____

Printed Name: _____

Occupant

Signature: _____ Date: _____

Printed Name: _____

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