

RENTAL AGREEMENT

Tel 207-947-8777

Bomarc Self Storage
272 Bomarc Road

Office Location
45 Ohio Street
Bangor, ME 04401

Monthly Rental _____

Date: _____

Security Deposit: _____

Unit No: _____

Other Charges: _____

Size: _____

Returned Check Charge is \$20.00

Name: _____

Home Phone: _____

Address _____

Work Phone: _____

City _____ State _____ Zip Code _____

Social Security No.: _____

Spouse Name: _____

IT IS YOUR RESPONSIBILITY TO NOTIFY THE OFFICE OF A CHANGE OF ADDRESS OR PHONE NUMBER WITHIN 14 DAY.

Have you rented here before: _____

If so, When _____

Employer Name: _____

Employers Address _____

If in Military, Please give following: Branch _____ Location _____
Serial No _____

Car Make _____ Type _____ Color _____

Car License No _____ State _____

Drivers License No _____ State _____

Description of Goods to be Stored: _____

Person Who Can Be Contacted if occupant is unavailable:

Name _____ Relationship _____

Address _____ Phone No _____

Print Names of Others Authorized Access:

Page 1 of 4 Initials _____

1. **PAYMENT OF RENT:** Occupant agrees to pay operator rent as shown above for unit(s) payable in advance upon execution of this agreement and on the **FIRST DAY OF EACH MONTH** thereafter. If rent is not paid by the Fifth (5th) day of each month for which it is due, the occupant agrees to pay a **LATE CHARGE** of \$10.00.
 - a. All rent periods begin on the first day of the month and end on the last day of the month.
 - b. Tenants who rent units starting on or after the first day of the month will have the first months rent pro-rated calculated on a 30-day month and rounded off to the nearest whole dollar.
 - c. All Units are automatically rented for the next month if a notice to vacate has not been filed with the office at least ten (10) days prior to the end of the month. Should a tenant give his notice ten days prior to the end of his rental month, but wishes to occupy the unit for an additional few days, he may do so up to 5 days at double the daily rate for that unit. After 5 days he is obligated for another months rent. The payment must be received within 5 days to avoid a late charge.
 - d. Special rates apply **ONLY** to rents paid by the 5th of the month.
 - e. Miscellaneous charges not paid will be deducted from the security deposit.

BE ADVISED THAT UNDER MAINE STATE STATUE, TITLE 10 SECTION 1374, THAT THE OPERATOR OF A SELF STORAGE FACILITY AUTOMATICALLY HAS A LEIN ON ALL PROPERTY STORED AT THIS FACILITY. AFTER 7 (SEVEN) DAYS OF NON-PAYMENT THE OPERATOR WILL OVERLOCK THE UNIT, A \$5.00 ADDITIONAL FEE WILL BE CHARGED FOR THIS. IF NON-PAYMENT CONTINUES, THE OPERATOR WILL EXECUTE HIS OPTION TO TAKE POSSESSION OF ALL TIMES WITHIN THE UNIT AND ULTIMATELY SELL SAID ITEMS AT AUCTION AT THE STORAGE SITE.

2. **STORAGE RESTRICTIONS:** Under **NO** Circumstances will the occupant use the unit(s) for residential proposes, storage of any living thing, food products, or any items which are dangerous, explosive, noxious, or deemed illegal. All spills will be immediately cleaned up by the occupant. All items will be stored inside the unit and nothing will be placed outside without the operators written approval. No repairs, maintenance, or manufacturing can be performed within the unit. All vehicles must be in operable condition.
3. **COLLECTION PROCEEDURES & COSTS:** Occupant will be responsible for all costs entailed in collection of past due rent consisting of, but not limited to, legal fees, registered mailings, advertising, and ultimate disposal. Interest, after 30 days, will accrue on all unpaid balances at 1 ½% per month. On the 6th day of the month a delinquency notice will be mailed to the occupants current address. This will be the **ONLY NOTICE** before the overlock is put on the unit after the 8th of the month. All rents and fees must be paid in full before the unit is unlocked.

4. VACATING UNIT: A ten-day written notice in advance of termination is required from the occupant. A notice to Vacate form is attached to the end of this agreement for your convenience. All items and trash in the unit(s) must be removed. If the unit is not completely broomed clean, a \$20.00 cleaning fee will be deducted from your deposit. Notice is deemed delivered, when operator has said notice in hand. The GATE KEY issued to you must be returned to the office before a deposit can be processed. Operator may terminate this agreement with a 15-day written notice to the occupant either in hand or by certified mail.
5. INSURANCE: The operator DOES NOT AND CANNOT assume any responsibility or liability for the occupants items stored in the unit. It is suggested that the occupant contact an insurance company and procure insurance on goods stored at this facility.
6. Occupant shall not block any common access areas. Vehicles blocking access areas will be towed at the owners expense.
7. SUBLETTING: Occupant may not sublet or assign the unit(s) covered by this agreement.
8. INSPECTION: Operator shall have the right to inspect the unit upon 24 hours notice (either written or verbal). However if any emergency is deemed to exist the operator or his agent may enter immediately. Additionally, the Occupant has inspected said unit(s) prior to the signing of this agreement and finds the unit(s) in good order and repair.
9. SNOW REMOVAL: The operator will keep access to units free of snow with the exception of snow and ice directly in front of doors which will be the occupants responsibility.
10. SECURITY DEPOSIT: The deposit is to insure condition of the unit or any monies owed under this agreement. The occupant cannot use the deposit for payment of rent.

11. PADLOCK: The occupant will supply one padlock per door. The second padlock location is for use of the operator in case an overlock is necessary.
12. CHANGE OF ADDRESS: It is the occupants responsibility to inform the operator with in 14 days of any change of address.
13. RULES AND REGULATION: Occupant agrees to abide by any rules and regulation adopted by operator. The Operator may modify same at any time by giving occupant 10-day notice either in hand or by mail.
14. Each tenant is issued a gate key and/or code, allowing access to the storage area 24-hours a day for everyone's convenience. The gate is a vital part of the security for all tenants, If the gate at the site fails to close, please contact the management immediately. Your cooperation is greatly appreciated by all.
15. All other agreements between the parties to this agreement will be in writing. All such agreements will be signed by both parties.

I HAVE READ AND UNDERSTAND THIS RENTAL AGREEMENT AND HAVE A COPY FOR MY USE, RECORES, AND PROTECTION.

Acknowledged by the undersigned parties on this _____ day of _____, _____

Operator

Occupant

NOTICE OF TENANTS INTENTION TO TERMINATE TENANCY

(Turn in when ready to leave)

MAIL TO: BOMARC SELF STORAGE
45 OHIO ST
BANGOR, ME 04401

FROM: Tenants Name _____
Current Address _____

Current Tel. # _____

Please Take Notice that the undersigned tenant intends to terminate his tenancy of rental
Unit# _____ on _____
Date

Signature of Tenant _____
Date Mailed _____

Tenant notice of intent to vacate MUST reach the office 10 days prior to the end of the monthly rental period. Please refer to paragraphs 1 & 4 of your rental agreement.

- Unit must be vacated of all stored items, trash, pallets and free of damage.
- Unit must be broom cleaned.

Fees:	Unswept, Oil Stains, etc.	\$10.00/each
	Abandoned Items	Cost of Disposal + \$10.00 service fee
	Damage	Cost of Damage + \$10.00 service fee