

# **MINI STORAGE AND SELF-STORAGE PACKAGE**

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U.S. Legal Forms™ thanks you for your purchase of a Mini Storage and Self-Storage Package. This package contains essential forms to help a mini storage or self-storage business owner properly provide storage services and minimize the potential for litigation.

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### **I. FORM LIST**

With your Mini Storage and Self-Storage package, you will find the essential forms to define the rights and obligations involved and deal with customer defaults.

Included in your package are the following forms:

- 1. Notice of Belief of Abandonment of Leased Premises
- 2. Storage Services Contract
- 3. Lease for Storage of Goods
- 4. Notice of Sale to Satisfy Lien of Self-Service Storage  
Facility
- 5. Lease of Storage Space for Household Goods

### **II. DESCRIPTIONS OF FORMS**

Brief descriptions of the forms contained in your U.S. Legal Forms™ Mini Storage and Self-Storage Package are found below.

Notice of Belief of Abandonment of Leased Premises – This is a Notice to Tenant of Lessor's belief of Tenant's abandonment of the leased premises. Warning to Tenant is included that consequences including termination are forthcoming.

Storage Services Contract - This a contract between a independent storage contractor for storage of goods. Provisions are included for services to be provided, including terms of service, risk of loss, insurance, warranties, and more.

Lease for Storage of Goods - This form is designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such for the purpose of storing and removing personal property. "Personal property" means movable property not

affixed to land and includes, but is not limited to, goods, merchandise and household items. A "Warehouseman" is a person engaged in the business of storing goods for hire. A warehouseman may be liable for damages for loss of or injury to the goods caused by his failure to exercise such care in regard to them as a reasonably careful man would exercise under like circumstances. Therefore it is important to state in the agreement that the Lessee is not a warehouseman but is merely renting space.

Notice of Sale to Satisfy Lien of Self-Service Storage Facility – A self-service storage facility has been defined as "any real property designed and used for the purpose of renting or leasing individual storage spaces to occupants who are to have access to such for the purpose of storing and removing personal property." Such a business has generally acquired a statutory lien on the stored property for unpaid storage costs.

Lease of Storage Space for Household Goods - This is a lease of storage space for household goods, with the lessee retaining possession and control over the goods. Provisions are made for terms of access, rental terms, responsibilities and liabilities of the respective parties, remedies for breach of the agreement, and more.

If you need additional information, please visit [www.uslegalforms.com](http://www.uslegalforms.com) and look up forms by subject matter. You may also wish to visit our legal definitions page at <http://definitions.uslegal.com/>

### **III. LEGAL DOCUMENT STORAGE**

Once you prepare legal documents and forms in your U.S. Legal Forms™ Essential Legal Life Documents Package, it is highly recommended that you keep forms together. An optional USLegal Life Documents Organizer – small or large size is available for purchase from [www.uslegalforms.com](http://www.uslegalforms.com) to help store your legal documents.

Legal documents should also be kept in a very secure place such as a bank safe deposit box or personal home safe. You may wish to tell your attorney or a family member about the location of your Legal Life Documents Package in the event you are unable to communicate it to them when needed.

### **IV. TIPS ON COMPLETING THE FORMS**

The form(s) in this packet may contain "form fields" created using Microsoft Word or Adobe Acrobat (.pdf format). "Form fields" facilitate completion of the forms using your computer. They do not limit your ability to print the form "in blank" and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the Forms toolbar. Look for the button on the Forms toolbar that resembles a shaded letter "a". Click this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances, the form field and the line will disappear after information is entered. In other cases, it will not. The form was created to function in this manner.

## V. DISCLAIMER

These materials were developed by U.S. Legal Forms, Inc. based upon statutes and forms for the subject state. All information and Forms are subject to this Disclaimer:

**All forms in this package are provided without any warranty, express or implied, as to their legal effect and completeness. Please use at your own risk. If you have a serious legal problem, we suggest that you consult an attorney in your state. U.S. Legal Forms, Inc. does not provide legal advice. The products offered by U.S. Legal Forms (USLF) are not a substitute for the advice of an attorney.**

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