

RENTAL AGREEMENT

HERMON

Tel: 207-862-4094
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S&S SELF-STORAGE
2014 Hammond St. Rte 2
Hermon, Maine

Office Location:
321A Papermill Rd.
Hampden, Maine 04444

MaineApartmentsandSelfStorage.com

Monthly Rental _____ Date _____
Security Deposit _____ Unit No _____
Other Charges _____ Size _____
Returned Check Charge is \$25.00

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 DAYS.

Have you rented here before? _____ If so, when? _____

Employer Name _____
Employers Address _____
If in Military, please give following: Branch _____ Location _____
Serial No _____ Tour Ends _____

Car Make _____ Type _____ Color _____
Car License No _____ State _____
Drivers License No _____ State _____

Description of Goods to be Stored: _____

Person to be contacted if occupant is unavailable:

Name _____ Relationship _____
Address _____ Phone No _____

Print Names of Others Authorized Access:

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 \$5.00.

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. This price will be 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/her notice ten days prior to the end of his rental month, but wishes to occupy the unit for an additional few days, s/he may do so up to 5 days at double the daily rate for that unit. After 5 days s/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 AND A \$5.00 ADDITIONAL FEE WILL BE CHARGED. IF NON-PAYMENT CONTINUES, THE OPERATOR WILL EXECUTE THE ENTITLED OPTION TO TAKE POSSESSION OF ALL ITEMS WITHIN THE UNIT AND ULTIMATELY SELL SAID ITEMS AT AUCTION.

2. STORAGE RESTRICTIONS: Under NO Circumstances will the occupant use the unit(s) for residential purposes, 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 operator's written approval. No repairs, maintenance, or manufacturing can be performed within the unit. All vehicles must be in operative 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 11/2 % per month. IF YOU WISH TO RECEIVE A MONTHLY INVOICE YOU MUST REQUEST THIS SERVICE WHEN YOU SIGN UP FOR YOUR STORAGE UNIT. If payment is not received by the 15th of the month the unit will be OVERLOCKED and a \$5.00 late fee and \$10.00 overlock fee assessed. 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 unit(s) is/are not completely swept clean, a \$10.00 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 CAN NOT 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 occupant's responsibility.
10. **SECURITY DEPOSIT:** The deposit is to insure condition of the unit or any monies owed under this agreement. The occupant can not 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 within 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 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. Please take time to relock the gate securely when you leave the storage area. 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, RECORDS, AND PROTECTION.

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

Operator

Occupant

NOTICE OF TENANTS INTENTION TO TERMINATE TENANCY

Mail To: S & S Self-Storage
321A Papermill Rd
Hampden, Me 04444

FROM: Tenant's Name _____
Current Address: _____
Current Tel _____

Please take notice that the undersigned tenant intends to terminate his tenancy of rental Unit
_____ on _____
(date)

Tenant _____ Signature of _____
Date Mailed _____

Tenants 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, and pallets and free of damage.
Unit must be broom cleaned.
Gate Key must be returned to the office before deposits are processed.
(gate key can be mailed in a regular envelope with one stamp. Be sure to put your name and unit number with it.)

Fees: Un-swept, oil stains, etc. : \$10.00
Abandoned items: actual cost of disposal plus \$10.00 service fee
Damage: actual cost of repairs

Thank you for your patronage and cooperation.