

## MAXWELL MINI STORAGE COMPANY RULES

1. \_\_\_ Rent is due on the first day of the month and is delinquent after the fifth day. This 5 day grace period is given to cover Sundays and Holidays when the office is closed. The storage contract is on a month to month basis and management does not pro-rate move outs. All move out are done on the 6<sup>th</sup> of the month. A Late fee of \$20 is added and management lock goes on unit. After the 20<sup>th</sup> day an additional \$10 late fee is charged. Management lock is removed when total balance is paid. There is a drop box for your convenience at the office door. Management can also take payments online or by phone. We will be happy to set up auto-pay for you as well.
2. \_\_\_ A one time non-refundable \$10 administration fee is charged at move in.
3. \_\_\_ There is a \$35 charge on all returned checks. A returned check renders the account delinquent and a management lock is placed on the unit. If a returned check is not cleared it will be seen as fraud and will be turned over to the Bad Check Unit of Alabama.
4. \_\_\_ At time of Move Out the unit must be swept clean and free of any remaining items. Units with items left behind will be charged 1 month rent and \$100 cleaning fee. Please be sure to take your lock as well at time of move out. Units with a lock are considered as still being used and rented by the tenant and fees are still required.
5. \_\_\_ No Food Items are allowed in units. This attracts pests and exterminator fees may be charged. No hazardous materials are allowed. This includes but not limited to anything flammable, corrosive, explosive, or dangerous. No illegal drugs allowed.
6. \_\_\_ Any maintenance for the units, such as cut locks or stuck doors, need to be scheduled with the office due to hours of availability. There is a \$40 cut lock fee for disk locks and \$10 fee for small locks.
7. \_\_\_ Speed limit is 5 MPH and Pets must be kept inside vehicles.
8. \_\_\_ Locks must be placed on unit at time of move in. If a lock is not placed on your unit at time of move in a lock will be placed on your unit at renters expense and your account will be charged current lock fees. Residents are responsible for keeping their items secure.
9. \_\_\_ Units that are 30 days past due are in danger of Auction. An additional auction fee of \$50 is added to units in lien to cover processing charges and certified letters from the post office.

\*\*\*I have read and fully understand all the rules as here above stated, and do accept these rules and policies as condition to renting a storage unit at Maxwell Mini Storage.

TENANT \_\_\_\_\_ DATE \_\_\_\_\_



Presented by Purdorosa

## TENANT ACKNOWLEDGEMENT ADDENDUM

You are responsible to have coverage for your stored items

### SAFESTOR COVERAGE

- ✓ Tornado
- ✓ Smoke
- ✓ Hurricane
- ✓ Leaking Water
- ✓ Earthquake
- ✓ Explosion
- ✓ Wind
- ✓ Fire
- ✓ Hail
- ✓ Burglary
- ✓ Lightning
- ✓ Vermin

\* Please see Safestor brochure for exclusions.

This enrollment form contains only a general description of coverage and does not constitute an insurance contract.

The facility will provide you a Certificate of Insurance.

**I understand that this storage facility does not insure my goods and is not responsible for damage or loss to my stored property.**

- I confirm that this facility has recommended that I provide proof of insurance coverage or immediately obtain coverage for my stored property.
- I confirm that Safestor Tenant Insurance has been offered.

**Yes, I want to cover my stored items with Safestor Tenant Insurance with the coverage limit selected.**

- I understand that coverage is effective immediately at time of payment.
- I understand that the monthly rate to cover my stored goods is being collected by the facility and forwarded to the insurer as a courtesy.
- I understand that the storage facility is not responsible for paying my monthly premium if I fail to make payments.
- I understand that the facility may retain a portion of the monthly tenant insurance premium payment to cover the administration of the policy.

SELECT ONE	COVERAGE LIMIT	RATE
<input type="checkbox"/>	\$1,000	\$7.95
<input type="checkbox"/>	\$5,000	\$10.95
<input type="checkbox"/>	\$10,000	\$20.95
<input type="checkbox"/>	\$15,000	\$35.95

**No, I decline participation in Safestor Tenant Insurance.**

- I understand that by declining coverage I am completely responsible for any loss or damage to my property including but not limited to: *mold, vermin, water damage, fire/smoke, tornado/hurricane, earthquakes, lightning/hail, and burglary.*
- I understand that the storage facility is not responsible for loss or damage to my stored goods and agree to hold this storage facility harmless.
- I understand that if I have a homeowner's or renter's insurance policy it may exclude coverage for my goods stored away from my primary residence or provide only limited coverage for these items.

Insurance Company Name: \_\_\_\_\_

Type:  Homeowners  Renters  Business Owners  Other \_\_\_\_\_

Policy #: \_\_\_\_\_ Deductible: \_\_\_\_\_

I acknowledge that I have read the above information and have selected the best option for me.

Customer Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Unit #: \_\_\_\_\_

**Maxwell Mini-Storage  
Outside Parking  
Vehicle Identification**

Parking Space #: \_\_\_\_\_

Vehicle Make/Model/Color: \_\_\_\_\_

VIN #: \_\_\_\_\_ Tag #: \_\_\_\_\_

Visible Damage: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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