

Eagle Valley Storage
Sample Self-Storage Unit Rental Agreement – Gas/Chanute, Kansas

(620) 625-3028 preferred/landline or (620) 583-0160 for text

1. **Eagle Valley Storage**, landlord, hereby rents to (tenant's name) _____.
2. **Storage Space #(s)** _____ **Rate:** _____
- 3.
4. Copy of a **PHOTO ID** is required.
5. Tenant acknowledges that the premises are in good condition and repair and suitable for the purpose of which the tenant has rented such premises.
6. **Tenant agrees** to take good care of the premises during the term of the rental agreement and to **Deliver an Empty, Clean, and Swept unit the same back to the landlord** at the end of the term in the same condition. Tenant shall make no alterations or improvements without the landlords written consent.
7. **The tenant shall promptly advise the Landlord of any changes to the tenants mailing address, email, and phone numbers, and income source.**
8. **Please leave Pallets in the unit when moving out.**
9. Tenant agrees to **take the necessary precaution of placing protective material on the floor to prevent damage from oil/moisture/chemical, etc.**
10. Tenant also accepts responsibility for any pest and rodent control they deem necessary. Tenant must take the necessary precaution to prevent damage to personal property. Tenant acknowledges that the landlord has no responsibility to provide interior environmental protection within the leased premises.
11. At all times the landlord or landlords' agents **shall have the right to enter upon the premises to inspect, repair, maintain, view, or otherwise, the premises as the landlord shall determine necessary.**
12. **Periodically, Drug Dogs will be allowed on the property.**
13. Tenant acknowledges that the landlord does not provide air conditioning, heating, electricity or security.
14. In the event the tenant fails to make rental payments or otherwise fails to comply with this agreement the landlord has the right to place a lock upon the unit and bar the tenant from the premise without notice. Landlord has the right to require payment made in the form of money order, cash, or certified check.
15. **Double Locks placed by the Tenant are not Allowed (or one lock thru both holes).** Landlord will remove the lock and tenant will be charged a \$40 fee for lock removal, **Do NOT call a Lock Smith or try to remove ANY locks yourself, any damage to the Latch, Door, or Building, or Property will be the Tenants Responsibility. Call us to remove all locks!! Call us if you have lost your keys!** Lock removal fee \$40.
16. **Rental Payments are Due to be received by the 1st of Each Month.** A \$10 late fee will be added if not received by the 5th of the month. On the 3rd month post due, an additional \$10 late fee will be added to the 3rd Month billing. Call when your payment is dropped. Rent shall not be deemed paid until actually received by Landlord or notified by Tenant. A \$10/\$15 Admin Fee will be charged to rent a unit for the cost of supplies and labor to set up the unit. A \$10 Fee to send Default & Final Default letters, A \$10 overlock fee will be added when the account is in Default.
17. A fee of \$25.00 will be charged on **all returned checks.**
18. **Absence of lock** on the Door shall be Considered Evidence that the **unit has been Vacated, otherwise the unit is considered still occupied and it will still be Accruing Rent.**
19. **When exiting** the unit, leave it in a clean and orderly condition, and **remove all items, trash, sweep, please leave pallets, and remove the padlock from the unit.**
20. Any trash left inside or outside the unit will be subject to the cost of cleaning unit, cost of repairing damage caused by the Tenant, Lessee, his, her or their agents, servants, employees, invitees or representatives, the cost of locking, storing, removing, hauling and/or disposing of any property and/or trash/items left in or around the unit.
21. Use of the premises is restricted to storage of **non-explosive, non-toxic, non-combustible items, no food, liquids, perishables, anything hazardous is not allowed.** Tenant agrees that all personal property stored within or on premises by occupant shall be at the occupants' risk. Landlord shall not be held liable for any damage to or loss of any personal property or personal injury to tenants, his/her employees, invitees, the

- tenant agrees to pay for any damage to the unit, door, or building, while at the rented premises, or arising from any cause.
22. The leased space shall not be used for any purpose except the storage of personal property or merchandise, **the leased space shall not be used for residential purposes** for animals or humans. Animal excrement will be removed, No heating/cooling, or cooking is allowed.
 23. **Tenant shall be responsible to secure and pay for any Optional Rental Protection Insurance coverage on their personal property. Call us and we can help with signing up online.**
 24. Tenant **may not assign or sublet the leased premises** or any portion thereof without the landlords' written consent.
 25. Having Garage Sales from the leased unit is prohibited.
 26. The **landlord or tenant may terminate the agreement at any time by giving ten (10) days' notice of termination. Tenant must notify Landlord when tenant is no longer in the unit or want the unit. Please make sure YOUR LOCK is removed from the UNIT when existing.**
 27. In addition to the remedies herein provided and in addition to the other liens provided by law in the state of Kansas Self-Service Storage Act (K.S.A. 58-813) the tenant does hereby grant unto the landlord a lien and security interest in all personal property of any nature or description placed upon the leased premises by the tenant as security for the tenant's performance hereunder. In the event the tenant shall default under this agreement, the landlord shall have the right to possession of the premises and all contents and personal property therein without notice to the tenant. The landlord may proceed to sell such property or any sum obtained at public or private sale upon five (5) days' notice to tenant at address below. The landlord may dispose of the property as necessary. Tenant agrees to reimburse the landlord for any rental due and for any costs of sale, storage, transfer, clean up or legal expenses incurred as a result of the tenant's default. The balance, if any, shall be paid to the tenant.
 28. Rental rates may be increased, by at least a 30-day notification.
 29. All parties to this agreement intend only to have the relationship landlord and tenant. At no time shall the landlord be deemed to be a warehouseman, bailer, agent, independent contractor.
 30. Tenant agrees to be bound by rules and regulations of laws of the City of Chanute, County of Neosho, and State of Kansas applicable to the leased space, or hereafter given by the landlord in connection with the rental of any space on the premises. **A breach of the rules shall be deemed a breach of the lease entitling the landlord to any right it may have upon default of tenant as herein provided. The tenant, by signing the lease, hereby acknowledges receipt of such rules.**

Date Signed _____, 20____.

All Tenants Using the facility: Information (Required)

(Please PRINT, & please make it readable)

Note: Keep us informed of all changes to the above information. All individuals that will be using the facility will need to provide copy of ID and this information, use separate sheet of paper if necessary.

Rev. Date: 06-24-23

Name: _____	Relative/Friend Name: _____ (Not living with you)
Address: _____	Relative/Friend Phone: _____
City, State: _____	Relative/Friend Email: _____
Zip Code: _____	Relative/Friend Address: _____
Home Phone# _____	Relative/Friend City: _____
Cell Phone# _____	Relative/Friend State, Zipcode: _____
Cell Phone# _____	Renter/Tenant
Email Address: _____	Signature: _____
Driver License: _____	Eagle Valley Storage
Income Source/Employer: _____	Signature: _____
_____	_____

Drop Payments in Drop Box and Call Us, Mail Payments or Pay Online

**Eagle Valley Storage
580 Kanza Rd.
Yates Center, Ks. 66783**

Email: debbie@eaglevalleystorage.net

Contact Marvin or Debbie (620) 625-3028 preferred/landline
or (620) 325-0534 for text

Website www.eaglevalleystorage.net Click on "Rent/Pay Online" for access

Instructions, Terms and Conditions

1. We need a copy of any **Renters PHOTO ID**.
2. Your **Rent** is **due** on the **First (1st)** of each month. If payment is not **Received by the 5th, Late Fees** will be applied.
3. Please **keep us updated** of any **Address Changes** and/or **Phone Number** changes.
4. **Payments can be Mailed, Dropped, or Paid Online.**
5. When a payment is dropped in **Drop Box**, please make sure to **CALL** to inform us of the drop, the amount, the unit #, name of Renter.
6. Please **do not double lock** your unit, or use **one lock thru both holes**.
7. **Do Not try to Cut Off Locks**, please call us, any damage to the latch, door or building will be your responsibility.
8. **Please Leave Pallets in the unit.**
9. **No liquids, perishable foods, combustible materials** should be in the unit.
10. Please **put Drip Pans/Protection under anything that may leak**, or anything react with the concrete.
11. Use our **pallets to help with air circulation**. (Located where directed by owner)
(Chanute Unit # 39, By Request in Gas)
12. **Pack your boxes and other items as close together as possible** to avoid moisture/humidity accumulating between them.
13. Don't put anything in the unit that is **Damp/Wet or Food**.
14. Be sure to **check your unit occasionally**.
15. We recommend **Renters Protection Insurance** to cover the value of your goods, contact us, and we can help you, available online at eaglevalleystorage.net.
16. Mothballs are good to **keep insects** and other pests away, **BUT, please do not use very many mothballs at one time.**
17. **You are responsible for spraying inside your unit for insects.** We spray every unit when empty, and around the outside occasionally.
18. **You are responsible for rodent protection**, also. We also put rodent protection in empty units.
19. The storage unit **must be broom clean, emptied, and in good condition** when vacating the unit.
20. **Please do not litter premises.**
21. Be aware that there may be some dust in the unit; **please cover your items** if dust will harm them.
22. When **existing** the unit please **Remove Your Lock, and Call us to let us know.**

Thank You! We appreciate your business. If you need further help, please let us know.

Marvin/Debbie Eagle 620-625-3028 landline/preferred **Alt Ph:620-583-0160** Cell Text

580 Kanza Rd., Yates Center, KS 66783

website www.eaglevalleystorage.net Click "Rent/Pay Online"

Storage Tips

1. Use pallets or blankets to keep items off the floor of the unit to guard against dampness. Any concrete floor may become cold and damp.
2. Make sure that all appliances are clean and dry before storing them. Leave appliances slightly ajar to prevent mildew.
3. Don't store any sort of food or liquid item in a storage unit as it will attract rodents.
4. Put mothballs in boxes, they could possibly leave stains on clothing. Don't use too many mothballs.
5. Sofas and loveseats can be stored on end to save floor space. Always place a protective waterproof cover under the end on the floor. Cushions should be wrapped in plastic and placed on top.
6. If you stand mattresses on end, be sure to "prop" them up to stand straight or they may bend out of shape and become lumpy.
7. Completely fill each box with your heaviest items on the bottom and lighter items on top.
8. Label ALL boxes for easy identification.
9. Leave a small space between the wall and your storage items to allow for ventilation.
10. Pack your boxes and other items as close together as possible to avoid moisture accumulating between them.
11. Use a HIGH QUALITY lock, preferably a "disc lock", for your unit. They are much harder to break or cut keeping your valuables as safe as possible.
12. To protect items against dust, cover exposed items with old Blankets/Sheets/Towels.
13. Avoid packing fragile and heavy items in the same box.
14. Use pallets, 2 x 4's, plywood, anything that will keep your items off the floor of the unit. Concrete collects moisture, reacts with cardboard.
15. Keep boxes off the floor.

16. Be sure to check your unit once a month.
17. Pack books flat to protect their spines.
18. Rubbermaid containers are great to store your items. They have tight fitting lids and stack easily. Keep the more valuable items in the rear of the unit. This will prevent others from seeing them when you are in your unit.
19. Keep out of season clothes accessible, you may have your belongings in storage longer than anticipated.
20. Make sure to store important paper work or anything else you may need access often in the front of the unit.
21. Protect delicate items with bubble wrap, packing peanuts or shredded paper.
22. Plan to cover your contents once in storage for further protection.
23. Don't stack boxes so high that getting to them becomes dangerous.
24. Take furniture apart to optimize space. Any bolts, screws or parts should be put in a plastic bag and taped to the underside of table tops.
25. Chairs should be stacked seat to seat with paper or cloth between them.
26. You have sole responsibility for the goods you place in storage. Check with your insurance carrier for coverage, or call us to help with online insurance. Remember: if it's worth storing, it's worth insuring.
27. If you plan to access your stored items frequently, invest in a unit one size larger and leave an aisle in the center for easy access.
28. Protecting your stored goods inside boxes or plastic bins will save moving, unpacking and cleaning time.