

New Customer Lease/Sign Up Form

All new customers must have both a new customer sign up form and a new customer lease agreement on file with Jamestown RV Storage.

This agreement dated:

Date * _____

Name * _____

First _____

Last _____

and Jamestown RV Storage(hereinafter referred to as "MANAGEMENT").
MANAGEMENT does hereby rent to TENANT storage unit number: _____
(Filled in by staff) on the property located at 17380 High School Rd Jamestown
CA 95327, to be used as storage for personal or business property for the
monthly rate of

Select One *

- | | |
|-------|-------------------------------------|
| _____ | \$50 - Secure Outdoor Storage |
| _____ | \$130 - Indoor Storage - over 20 ft |
| _____ | \$80 - Indoor Storage - under 20 ft |

payable on the first (1st) day of each month hereinafter. Rental payment is payable in advance.

All payments made to MANAGEMENT pursuant to the agreement shall be applied first to administrative and late charges, then the balance to accrued and unpaid rent, this agreement shall expire on the last day of each month and automatically renew for one (1) additional month, SUBJECT TO THE CONDITIONS ON THE NEXT PAGE. Rental payments made after day 5 of the month are subject to a \$15.00 Late Charge. Mailed payments must be postmarked by day 5 of the month to avoid Late Charge. A returned Check is subject to a charge of \$35.00. There is a one-time \$10.00 non-refundable administrative fee charged when Tenant signs this lease.

TENANT shall give MANAGEMENT ten (10) days written notice to vacate in order to avoid responsibility for the payment of the next month's rent.

TENANT acknowledges that MANAGEMENT does not carry any insurance which in any way covers any loss whatsoever that TENANT may have or claim by renting the Storage Unit. All property stored in the Storage Unit shall be at TENANT'S sole risk.

TENANT ACKNOWLEDGES THAT HE HAS READ THE CONDITIONS ON THE NEXT PAGE AND AGREES TO BE BOUND BY THEM.

Select a 5 digit number for your gate code: MUST BE LOWER THAN 65000 (this will be the 5 digit code you use to enter and exit the

property) * _____

Company Name _____

Email * _____

Your online account access will use your email as your username, what password would you like to use? Can be letters and numbers, but can not be longer than 10 digits. *

Physical Address *

Line 1 _____

Line 2 _____

City _____

State _____

Zip Code _____

Country _____

Home Phone Number _____

Cell Phone Number * _____

Drivers License # * _____

Drivers License State * _____

Date of Birth * _____

Unit number (If unknown, will be filled in by staff) _____

Term *

_____ Monthly

_____ Semi-Annual

Vehicle Type *

_____ Motorhome

_____ Tow Behind Trailer

_____ Fifth Wheel

_____ Boat

_____ Car

_____ Truck

_____ Other

Length (ft) * _____

Vehicle License # * _____

Year * _____

Make * _____

Model * _____

Do you want to be placed on credit card Auto Pay? (if yes, please also fill out the payment authorization form) *

Yes

No

Insurance Carrier * _____

Policy Number * _____

Disclosure of Lien Holder _____

The following person or persons have an interest in or lien against the property in this storage unit:

Name of Lien Holder

First _____

Last _____

Address of Lien Holder

Line 1 _____

Line 2 _____

City _____

State _____

Zip Code _____

Phone Number of Lien Holder

**Alternate or Emergency Contact:
Name ***

First _____

Last _____

Address *

Line 1 _____

Line 2 _____

City _____

State _____

Zip Code _____

Country _____

Phone Number * _____

**Employer Information:
Employer Name**

First _____

Last _____

Employer Address

Line 1 _____

Line 2 _____

City _____

State _____

Zip Code _____

Country _____

Employer Phone Number _____

Payment: (Your first payment must be made by credit card, after your first payment you can make your payments by check if you prefer)

Credit Card Type:

Visa _____

Master Card _____

Discover _____

American Express _____

Credit Card Number: _____

Expiration Date: _____

Payment options: *

Pay for 6 Months, Get 1 Free

Pay Monthly

What is your move in date? This is the date your billing will begin. *

Conditions Below (Please Read) Scroll down to submit application.

1. Tenant further covenants with Management that at the expiration of terms of this Lease, peaceable possession of the premises shall be given to the Management, in as good condition as they are now, normal wear, inevitable accidents and loss by fire excepted; and the Tenant agrees not to let, sublet, or assign the whole or any part of the premises without written consent of the Management. Tenant agrees not to affix shelving or other articles to the walls, ceiling or doors.

2. Tenant shall not place or keep in the premises explosives, flammable liquids, contraband or other goods prohibited by the law and agrees to abide by any rules promulgated by Management governing the use of these premises. Tenant shall not permit damage to the premises and shall indemnify and hold Management harmless from any claim or cause of action arising out of Tenant's use of the premises. Tenant assumes responsibility for any loss or damage to property stored by Tenant in the premises and may or may not elect to provide insurance coverage for the same. MANAGEMENT DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF TENANT, WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER THAT TENANT MAY HAVE OR CLAIM BY RENTING THE STORAGE SPACE OR PREMISES AND EXPRESSLY RELEASES MANAGEMENT FROM ANY LOSSES AND/OR DAMAGES TO SAID PROPERTY CAUSED BY FIRE, THEFT, WATER, RAINSTORMS, TORNADO, EXPLOSION, RIOT, RODENTS, CIVIL DISTURBANCES, INSECTS, SONIC BOOM, LAND VEHICLES, UNLAWFUL ENTRY, OR ANY OTHER CAUSE WHATSOEVER, NOR SHALL MANAGEMENT BE LIABLE TO TENANT AND/OR TENANT'S GUEST OR INVITES OR AGENTS WHILE ON OR ABOUT MANAGEMENT PREMISES.

3. All leases expire on the last day of each rental period. The management may terminate said lease at his option if Tenant is not in full compliance with the terms of this Lease, subject to Management's approval. TENANT'S FAILURE TO VACATE THE PREMISES ON THE LAST DAY OF THE MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE (1) MONTH.

4. Tenant agrees to give Management ten (10) days written notice of his intention to vacate his storage unit. THERE ARE NO PRORATED RENT REFUNDS IN THE EVENT THE UNIT IS VACATED BEFORE THE LAST DAY OF THE MONTH. If the unit is vacated on or after the first day of the month, a full month's rent is due.

5. Rental payments are due on day 1 of each month without demand. Payments made after day 5 of the month are subject to a \$15.00 Late Charge. Mailed payments must be postmarked by day 5th of the month to avoid the Late Charge. If rental payments are not paid in full within five (5) days of; the due date, including Late Charge, and/or Returned Charge, of Miscellaneous Charge, the Management may, at his option, declare the Tenant in default. No notice need be given of default. MANAGEMENT DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.

6. The Management may, at his option, take possession of the goods in the Storage Unit on or after day 6 of the month if full payment is not received by the date. Taking possession of the goods shall consist of changing the gate code to prevent Tenant's access to the facility or placing a wheel lock on the vehicle, until all rental, late fees and miscellaneous charges are paid in full.

7. The personal property in Storage Unit may be sold to satisfy the lien if Tenant is in default. Management shall have a lien on all personal property stored at the facility for rent, labor, or expenses reasonably incurred in the sale, pursuant to **California Civil Code Section 3071**: All moving, storage and/or sales costs associated with sale of goods shall be borne by Tenant. After a lien against the personal property in the unit arises, ONLY A PAYMENT IN THE FULL AMOUNT OF THE LIEN WILL BE ACCEPTED TO SATISFY LIEN, PARTIAL PAYMENTS WILL NOT STOP ANY AUCTION PROCEDURES OR LEGAL ACTIONS. (You may request to have a copy of the CA civil code section 3071 sent to you)

8. Management may at this time move property to another location to be stored and Tenant agrees to be solely liable for any damage, loss or expenses incurred by his action. And the parties agree that Management shall have a lien upon all personal property stored at the facility to secure payment of this charge, as well as all other charges owed to Management. If the rental account is brought current, the Management shall remove its lock. AT ALL TIMES, MANAGEMENT

WILL NOT SUPERVISE USE OF UNIT IN ANYWAY. THE SAFETY OF ITEMS STORED BY THE TENANT IS THE RESPONSIBILITY OF THE TENANT.

9. In the event Management is required to obtain the services of an attorney to enforce any of the provisions of this Lease, Tenant agrees to pay in addition to the sums due hereunder, an additional amount as and for attorney's fees and cost incurred.

10. Management will have the right in the event of an emergency to enter the unit with whatever reasonable force is necessary. They may at their discretion, deny access to premises in case of inclement weather or emergencies.

11. A returned check is subject to a charge of \$15.00, which shall be considered part of the rent. Unit shall be in default by Management, until amount of the returned check, returned check charge, and any additional charges due are paid in full. Payment must be made by cash, money order, certified check or accepted credit card.

12. The Monthly Rental rate, deposit amount, late charge, and returned check charge are each subject to increase on day 1 of each month. Tenant shall be given thirty (30) days written notice of such increases and this Lease shall be deemed to be so altered if the Tenant continues his occupancy beyond the effective date of the increase. Notice shall be deemed given when Management deposits first-class mail, postage prepaid to Tenant at address given on this Lease or official change of address. Tenant shall apprise Management of any change in his/her mailing address in writing within twenty (20) days of such change. A new Lease does not have to be executed for any new rental rate increases.

13. All tenants in default or tenants having prior returned checks must pay by cash, money order or accepted credit card. All tenants must pay by cash, check, money order, or accepted credit cards.

14. Any right granted herein to Management may be exercised by Management's Rental Agent or other representative or agent.

15. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assigns.

16. Storage fees, late fees, bounced check fees, are all non-refundable.

17. All payments should be mailed to: P.O.Box 4571 Sonora Ca 95370

18. Lessor reserves the right to refuse any vehicle at any time without explanation.

LEASEE:

SIGNATURE: _____

PRINT NAME: _____

DATE: _____

JAMESTOWN RV STAFF:

SIGNATURE: _____

PRINT NAME: _____

DATE: _____