

# CHATFIELD RV STORAGE

8056 S Platte Canyon Road, Littleton, CO 80128

303.948.4807

www.chatfieldrvstorage.com

ChatfieldRVStorage@gmail.com

## STORAGE LEASE AGREEMENT

THIS AGREEMENT entered into on \_\_\_\_\_ between **Chatfield RV Storage**, (hereafter referred to as "Lessor") and the undersigned (hereinafter referred to as "Lessee") with the month rates for a reserved 'spot' to hold 'unit':

15' spot @ \$80 *monthly*

20' spot @ \$85 *monthly*

25' spot @ \$95 *monthly*

30' spot @ \$120 *monthly*

35' spot @ \$145 *monthly*

40' spot @ \$160 *monthly*

45' spot @ \$185 *monthly*

Lessor agrees to lease storage space to Lessee at the address above for:

This is a month to month storage agreement beginning on the 1<sup>st</sup> of \_\_\_\_\_  
Contract is automatically renewed at the end of the rental period unless Lessee has made it known to Chatfield RV Storage that they no longer wish to reserve spot and no monies are due.

**Please acknowledge with your checkbox that you have read and understand the terms of agreement.**

**The Lessee expressly agrees and covenants that they will:**

- \_\_\_\_\_ 1) Not use the property for any other purpose other than storage
- \_\_\_\_\_ 2) Not store explosive, flammable items or any items that may affect insurance rates
- \_\_\_\_\_ 3) Not sublet the space under any circumstances
- \_\_\_\_\_ 4) At your own expense, obtain insurance on the property stored on said premises
- \_\_\_\_\_ 5) Not hold the Lessor responsible for any damage to the property for any reason
- \_\_\_\_\_ 6) Hold the Lessor harmless and reimburse the Lessor for any loss, damage or liability caused by the Lessee's action in the storage area
- \_\_\_\_\_ 7) Not use the unit during any period that rent is due and unpaid
- \_\_\_\_\_ 8) Not work on the unit while at the storage lot
- \_\_\_\_\_ 9) Not engage in selling the unit while at the storage lot
- \_\_\_\_\_ 10) Understand that the Lessor property is covered by Lessor insurance and Lessor insurance only. **no insurance is provided.**

**Payments:**

- \_\_\_\_\_ 11) Lessee agrees to pay the rent as it becomes due, in advance of the period and without notice
- \_\_\_\_\_ 12) Late payment penalty: After 5-day grace period \$25; after 14 days late an additional \$25; after 31 days late an additional \$10 per day until storage invoice is paid in full
- \_\_\_\_\_ 13) If there has been no payment made for a 30-day period from due date, or violation of any conditions in this agreement, Lessor is authorized to take possession of and sell said property for the purpose of reimbursement of any and all unpaid expenses
- \_\_\_\_\_ 14) When Lessee is in default, Chatfield RV Storage may place a second padlock on the unit and Lessee shall not be entitled access to their Unit and the Unit may be moved off property until Lessee is no longer in default. Under no circumstances may Lessee remove any good from the Unit or move the Unit from its stall while in default.
- \_\_\_\_\_ 15) Lessor reserves the right to cancel this contract at any time rent is due or Lessee violates any of the terms and conditions of the agreement or any provision of Colorado Law
- \_\_\_\_\_ 16) Lessee assumes all risk; damages and losses to any property, merchandise or goods located in or about the leased space from any cause whatsoever
- \_\_\_\_\_ 17) Lessee acknowledges that they have received a copy of the Storage Rules and Regulations
- \_\_\_\_\_ 18) **Lessee agrees to notify Chatfield RV Storage when permanently removing their unit from storage on or before due date for that term or lease will be auto renewed.**
- \_\_\_\_\_ 19) This contract voids all past contracts

**Electronic payment authorization:**

**Credit Card Only                      VISA                      MASTERCARD                      DISCOVER**

Account No. \_\_\_\_\_ Exp Date \_\_\_\_\_ CVV# \_\_\_\_\_

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Lessee

\_\_\_\_\_                      \_\_\_\_\_  
Cell Phone                      Secondary Phone

\_\_\_\_\_  
Lessee Street Address

\_\_\_\_\_  
Description of 'unit' stored

\_\_\_\_\_                      \_\_\_\_\_                      \_\_\_\_\_  
City                      State                      Zip

\_\_\_\_\_                      \_\_\_\_\_                      \_\_\_\_\_  
Year                      Make                      Model

\_\_\_\_\_                      \_\_\_\_\_  
Color                      VIN

**Signature** Signer agrees to all rules and contract agreement, and payment terms.

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## Storage Rules & Regulations

REMEMBER – Office is **CLOSED** WEEKENDS AND MAJOR HOLIDAYS

- Lot access is 24/7 gate access Monday – Sunday
  - Front Gate is OPEN due to operating business in main building
    - Monday – Friday; 8am – 5pm
  - Gate is closed outside of hours above listed and user will be given a gate code once lease is signed
- Storage payment is due in advance of the period and without notice.
- Late payment schedule:
  - 5 day grace period
  - \$25 Late Fee after 5 days late
  - \$50 Late Fee after 14 days late
  - Additional \$10 per day from 31 days late until storage invoice is paid in full
  - We **DO NOT** refund partial months
- We offer Auto-Pay for storage payments