



Unit No.: \_\_\_\_\_

## **Terms and Conditions**

1. I, the vehicle owner and/or representative of the vehicle owner, acknowledge full responsibility for providing adequate insurance coverage for the unit for the full term of the rental agreement while stored at 22280 23 mile rd., Macomb, MI. Macomb RV Storage provides no insurance and is not responsible for any loss or damage that may occur in this lot.
2. Storage spaces, fees, deposits, and security cards are non-transferable. There are no refunds. There will be a \$35.00 fee charged for a check returned for any reason. Payments are to be made in full only, no partial payments accepted. Only one vehicle allowed per space.
3. Please be courteous to your neighbor; park straight and centered in your parking spot (no angle parking). Macomb RV Storage reserves the right to move any vehicle on this property. If your vehicle is improperly parked, it will be moved at your expense. If for any reason you are unable to park in your space or if someone is parked in your space, please park in the temporary section located behind the gate and call the office. Do not back into the guardrails, barrels, fence or ropes.
4. Storage of any kind on the ground is strictly prohibited. Mechanical and/or maintenance/service work of any kind is prohibited. Hired contractors are not permitted in the lot for any reason. Parking boards and blocks are permitted but must be stacked at the back of the space when the vehicle is out of the lot.
5. To avoid losing your storage space, payment must be received in full by the expiration date on this agreement for the upcoming storage year. If your space is not renewed by the renewal date as stated on your renewal notice, a \$15.00 late fee and a \$25.00 space re-instatement fee will be applied and billed to your account. One renewal notice will be mailed to you at least 2 weeks prior to the expiration date. If you plan to permanently vacate the lot, you must notify the office in writing at least 30 days prior to the expiration date. At the ending of agreement, the agreement shall automatically extend based on the payment amount upon receipt of renewal fee. Monthly payers will be assessed a \$10.00 late fee 5 days after their rent is due plus \$1 per day thereafter.
6. If you fail to make your required payments you will have to vacate the space or your unit/property may later be sold at a public sale. Before the sale, you will be notified by first-class mail and certified mail of the amount due. The notice will be mailed to your last known address. In order to preserve your right to be notified it is important that you notify us of any change in your mailing address. Also, you should supply us with the name and address of another person who can reach you if you are not at your mailing address, and we will notify that person at the same time and in the same manner as we notify you. In addition, to the above Landlord shall have any other rights and remedies provided by laws of the State of Michigan under the Uniform Commercial Code or any other law.
7. The vehicle that is registered and recorded on this agreement is the only vehicle permitted to park in your space. All vehicles must have a currently registered license plate attached at all times. If your vehicle is shrink wrapped or covered, please make sure either the license plate or MC# is visible or written in 3" letters.
8. Deposit – A \$25.00 deposit is required at the initial registration time. This deposit is carried over to the next year upon renewal of this agreement every year. Upon permanently vacating the storage lot, your deposit will be returned to you by check within 30 days of the date you vacate. In order for you to receive your full deposit back, there must be no outstanding violations, outstanding fees, and the space must be cleared of any debris. Daily fees of \$10.00 per day will be charged after your storage has expired until your payment has been received or account is cancelled. Only one security card is included at a cost of \$25 and is non refundable at termination of lease. If additional security cards are needed or a card is lost, it is a \$25 fee for every additional card required.
9. To provide the best security possible, it is every tenant's responsibility to make sure the gate is secure before exiting the lot. Surveillance cameras are monitoring the lot and gate area 24 hours. Also, we ask that you take all trash and debris with you when you leave the lot. Call the office with any emergencies, problems or concerns at 586.649.7553.
10. In the event of a fire or emergency, all vehicles must be movable at all times. All tires must be inflated and attached. Do not lock or chain the wheels or attach any part of the vehicle to the fence, guardrail, or barrels. Hitch locks are permitted but hitches must also stay attached to the trailer.
11. During the winter months, the roads are plowed after a minimum of 4" of snow has fallen. If you take your vehicle out during the winter, you are responsible to clear the area in front of your vehicle. If you plan to use your vehicle, let the office know so we can arrange for a more accessible space.
12. Storage fees are charged according to the overall end to end length of the vehicle being stored. If you change your vehicle during the term of this agreement, we will charge/credit your account a prorated difference for any length change. Storage fees must be paid in full in advance of the storage term you wish to stay for.

**We Appreciate your business and look forward to providing your storage needs!**

**Macomb RV Storage**