



2194 Killian Rd. Akron, OH 44312

P.O. Box 146
Mogadore, OH 44260

rentals@suburbansafestorage.com
(330) 794-4999

Rental Agreement

Pursuant to Ohio Revised Code Chapter 5322

Name _____ Social Security # (last 4 digits): _____

Company _____

Address _____ City _____ Zip _____

Driver's License #. _____ Email: _____

Cell ph: _____ Work Ph: _____ Home Ph: _____

Emergency/Alternate contact:

Name _____ Relationship _____

Address _____ City _____

St _____ Zip _____ Phone: _____

General description of storage items: _____

I/we agree to pay SUBURBAN SAFE STORAGE the sum of :

\$ _____ monthly and with sales tax the total is _____ **per MONTH** for storage at

Unit/Space # _____ **Approximate size:** _____ **Inside:** ___ **Outside:** ___

Deposit..... \$ 25.00 Rental start date: _____

Prorated 1st month amount \$ _____ Estimated end date: _____

1st Full month rent\$ _____

Total due at move-in.....\$ _____ Gate PIN Code: _____

Paid by: Check # _____ MC ___ VISA ___ Cash _____

Comments _____

I/We have read and understand the **TERMS** printed on the **BACK SIDE** of this agreement and **AGREE** to all terms stated herein, and have received a copy of this **RENTAL AGREEMENT**.

In full agreement both parties execute this agreement on: _____
(date)

X _____
For Suburban Safe Storage, Ltd.

Tenant X _____

Tenant X _____

Terms of Rental Agreement

I/We understand and agree that rental is by the month and must be paid on or before the **1st DAY OF EACH AND EVERY MONTH.** A monthly invoice will not be provided.

Payment options:

- a. on-line bill pay using credit card at www.suburbansafestorage.com
- b. pay onsite using the credit card swipe keypad (Mastercard/Visa only)
- c. pay by cash or check onsite using the rent drop box
- d. mail check to P.O. Box 146 Mogadore, OH 44260

I/We understand and agree that a minimum \$10.00 LATE FEE will be charged for all rents received after the 5th of each month, and a late fee of \$20.00 (or 20% of the monthly rental fee, whichever is greater) for payments received after the 10th of the month. A THIRTY FIVE (\$35.00) fee will be charged for any NSF check.

I/We agree to pay SUBURBAN SAFE STORAGE \$25.00 as a SECURITY DEPOSIT, refundable without interest if SUBURBAN SAFE STORAGE is notified in writing FIFTEEN (15) DAYS PRIOR to vacating and the unit(s) HAS NOT been damaged in any way. The deposit will be refunded within 30 days after the unit is vacated. The unit(s) must be swept clean, and ALL ITEMS removed from the unit(s) or premises otherwise the deposit will be forfeited to pay for removal and disposal of the items and repair of broken/damaged items. At no time can the deposit be used as monthly rent.

I/We agree that there will be no partial payment accepted except for pro-rated rent on the first month. ALL RENT is due monthly, in advance, regardless of the terms of occupancy. There is no refund or proration if rental unit(s) is vacated prior to the end of the month.

I/We understand and agree that SUBURBAN SAFE STORAGE shall have the option to increase the rental fee on an annual basis with a thirty (30) day written notice given prior to the rent increase.

I/We understand and agree that if rent is FIVE (5) DAYS past due, access to premises may be denied and a security lock may be placed on the unit until payment is made including late charges. For outdoor stored vehicles, a security boot or other vehicle immobilization device may be installed. If access is denied at the gate due to an unpaid account, access may be granted at that time via credit card payment at the gate keypad. Although intent is to provide 24/7 payment at the gate using a Mastercard or VISA credit card only, Suburban Safe Storage makes no warranty on guaranteed access due to loss of credit card processing capability as a result of technical difficulties.

If the rent becomes FORTY-FIVE (45) DAYS past due, OHIO REVISED CODE 5322 permits sale of possessions at an auction to compensate for monies due. If Suburban Safe Storage must take this action, an additional \$50.00 will be added to the total amount due to cover administrative costs. The total amount due will be deducted from the proceeds of the sale and the balance, if any, will be mailed to the address on file.

I/We understand the unit(s) are for STORAGE OF PERSONAL PROPERTY ONLY, and at no time can the unit(s) be used for unlawful purpose, or the storage of any flammable, explosive or otherwise hazardous material. Furthermore, at no time can the unit(s) be used as a place of business of any kind or as a garage where mechanical work is performed on vehicles, lawnmowers, motorcycles, etc.

I/We understand that any damages caused to any building, storage unit or premises due to my vehicle or others in my presence while accessing my unit will be charged to me for repair. Any damages to the inside walls, ceilings, vehicular gate, overhead doors or locking mechanisms exceeding normal wear and tear will be charged the actual cost of repairs required.

I/We agree to purchase our own insurance regarding loss of property due, but not limited to, fire/theft/ acts of nature/vandalism/ or malicious mischief. I/We understand that SUBURBAN SAFE STORAGE does not carry insurance on the contents I/we have stored in the unit(s) and I/We hold SUBURBAN SAFE STORAGE harmless from any claims of theft or damage to my property.

I/We agree it is our responsibility to furnish our own lock for the storage unit(s) rented and a maximum of one padlock may be installed per door latch.

I/We understand video surveillance and recording devices are used.