

Rev2/2017

Garage/storage Rental Agreement

- 1.) _____ Agrees to rent garage/storage unit number _____ located at 1160-1194 44 Street Marion Iowa, from Brookview Property Management Company.
- 2.) The term of this agreement is month to month. Either party is required to give the other thirty days notice from the first of the month to terminate this rental agreement. Either party may terminate this agreement with a 30 day advanced written notice of termination. Any designated termination date must be the last day of any monthly rental period (i.e. the last day of the month).
- 3.) The rental rate is due monthly on the first day of the month at a rate of \$60.00. If this amount is not received by the fifth of the month a late fee of \$10.00 additional will be in effect. A \$20.00 service fee will be charged for any returned check. Landlord reserves the right to demand cash, cashiers check or a valid money order in lieu of a check tendered by tenant. Send Payment to Brookview Property Management PO Box 524 Marion Iowa 52302.
- 4.) Deposit a \$60.00 security deposit is also required, with this agreement. In the event of any default hereunder, Landlord shall be entitled to apply said deposit to any such default, without waving any other rights or remedies the landlord may have against resident as law provides.
- 4.) Only the person whose name appears on this lease may use the premises. The premises may be used solely for private residential
Initials _____

Storage and under no circumstances shall any business activity be Conducted from the premises at any time or remain in the unit with the door closed.

5.) Default and remedies: If the tenant of this storage garage defaults in complying with this agreement or the law, owner has the right to retake possession as provided by Iowa law and institute eviction proceedings. If tenant or invitee(s) engage in criminal activity on the premises, such action will be a default for which this agreement may be immediately terminated. In addition owner / Management Company have all other rights and remedies provided by law.

6.) Repairs and maintenance Tenant has acknowledged that they have inspected the Premises and are fully satisfied and accept it in “as is” condition. Resident agrees to be responsible for any damage caused to the interior of the premises including but not limited to walls, ceiling, floor and door(s).

7) Alterations: Tenant may not make any alterations or additions to the premises or affix anything to the floor, ceiling or walls.

8.) Contents: Nothing may be used or kept in or about the premises, which would in anyway affect the terms and conditions of the owner’s fire and extended insurance coverage insurance policy, constitutes a violation of fire law, or otherwise be a hazard in owner’s sole judgment. **NO FLAMMABLE OR COMBUSTABLE LIQUIDS OR GASES, BATTERIES, FIRE WORKS, EXPLOSIVES OR ANY OTHER ITEM OR SUBSTANCE, WHICH OWNERS DEEMS DANGEROUS OR UNACCEPTABLE, MAY BE KEPT IN THE PREMISES. No PLANTS MAY BE GROWN ON THE PREMISES.**

Initials _____

9.) Pest control: Owner will in no way whatsoever be providing pest control for the premises and shall not be liable for any damages caused by pests to the premises.

10.) Liability: Owner will not be liable for any damage, loss, or injury to persons or property occurring within or about the premises, whether caused by the owner, someone else, weather, fire, wind, heat, rain, freezing, flood or any other act of god. Tenant (s) is responsible for obtaining tenant (s) own casualty and liability insurance, and agree to save and hold owners harmless and indemnify owners from any liability. OWNERS STRONGLY RECOMMENDS THAT RESIDENT (S) SECURE INSURANCE TO PROTECT YOUR PROPERTY. Tenant (s) agrees to save and hold harmless and indemnify owners from any liability resulting from injuries arising from use of the premises.

10.) Security: Owner does not provide and has no duty to provide security services for resident(s) protection or the protection of the tenant(s) property in the premises. Resident(s) must look solely to the public police for such protection. Owner does not provide a padlock or keys for any storage unit this is the responsibility of the tenant(s).

11.) Policies: In addition to the policies herewith and any attached rules and regulations or any other attachments the receipt of which is here by acknowledged. Tenant(s) agrees to observe and be bound by any other reasonable policies or rule changes, which may be later, implemented by the owner.

12.) Garage sales: Resident(s) agree that no “garage sales” shall be permitted in around the premises, parking areas or common areas and nothing shall be sold out of or around the premises, parking

Initials _____

areas or common areas without express written permission of the owner.

13.) Abandoned Property: tenant(s) agree that should they vacate leaving any items in the premises or should tenant(s) fail to vacate the premises after notice or eviction, owner is expressly given permission to dispose of the items in any way holding the owner harmless and tenant(s) agree to be liable for any expenses arising out of disposal with regard to any items left in the premises after tenant(s) vacate the premises. Resident(s) expressly agree to waive all rights and procedures regarding the disposition of abandoned property provided by Iowa statute. By signing this agreement tenant (s) agree that upon surrender or abandonment, as defined by Iowa statutes, that owner shall not be liable or responsible for storage or disposition of tenant (s) personal property.

14.) Dumpster use is for apartment residence only and is not to be used by storage residence.

15.) Garage doors are to be closed and locked when tenant(s) is not in the immediate area.

16.) This agreement is not assignable.

17.) No posting of signs or advertising.

18.) Garages are for storage only no repair can be done at his location. Garages are not for residential living/sleeping. No grilling or gathering events. Storage only.

19.) If a monthly payment of rent is not received by landlord when due, landlord may gain access to the storage unit to confirm if

Initials _____

tenant has abandoned unit and or double padlock, the unit at which time landlord will put their own lock on the unit. Tenant is denied any further access to the unit till outstanding balance is taken care of. Further action will be taken by landlord as the law provides.

Resident (Print) _____ Date _____

Resident (Signature) _____

Landlord Brookview Property Management

Landlord (Signature) _____ Date _____
