



Cow Creek Storage Agreement

Unit Number: _____ Monthly Rate : _____ Key Number: _____

Name _____ Driver's Lic. No. _____ State _____

Home Address, City, State, Zip _____

Home Phone _____ Work Phone _____

Employer's Name _____

Employer's Address _____

Email Address _____

Please provide an alternative name, address and telephone number to whom all required notices may be sent:

Name _____ Phone _____

Address _____

Is anyone other than yourself authorized access to your storage unit?

Yes _____ No _____ If yes, please state name: _____

Authorized persons will be allowed access to the space rented under this contract. Cow Creek will not transact any other business (such as paying out refunds) without the express written consent of the customer(s) signing this contract.

I understand that this self-storage facility:

1. is a commercial business renting space, and is not a warehouse;
2. is not responsible for loss to my property;
3. does not provide insurance on my property for me; and,
4. requires that I provide for my own insurance coverage or be "self-insured" (personally responsible for my own loss.)

Your rent is due on the first of the month. **A \$20.00 LATE FEE WILL BE CHARGED PER UNIT IF THE RENT IS NOT PAID BY THE EIGHTH OF THE MONTH. YOU WILL NOT RECEIVE A BILL.** It is your responsibility to pay promptly. We take credit/ debit, venmo, cash, cashier's check, or money order are also accepted. There is a 3% processing fee on all credit/ debit card and Venmo payments. Payments mailed and postmarked by the first of the month are not considered late. Rent is prorated upon move-in and due on the first day of each full month thereafter. THERE IS NO REFUND FOR UNUSED DAYS IF YOU VACATE AFTER THE FIRST OF THE MONTH. When you wish to vacate your storage unit, please send us a written notification at least 10 days in advance of when your next payment is due. THIS IS A

MONTH-TO-MONTH LEASE. Cow Creek RV & Storage reserves the right to change storage unit rates with 30 days prior written notice to the customer.

There is a \$25 key deposit that is refunded after you vacate your storage unit/ space and the key is returned.

In addition to the rents and charges agreed upon and provided for in the rental agreement, you shall be liable for all costs, fees, and expenses, including attorney's fees, reasonably incurred, incident to your default, present or future, for the preservation, storage, inventory, advertisement, and sale of the personal property stored in the rental space, or other disposition, and to enforce the rights provided for, under this rental agreement.

For outdoor storage spaces:

- No uncontained items, building materials, barrels, pallets, mowers, car parts, tires, etc. are allowed on the ground. Items may be on a trailer or truck bed only if covered and secured.
- We will not accept the following: non-running vehicles, wrecked or unsightly vehicles or RV's, RV's being used as a storage container, anything in disrepair.
- Motorcycles, snowmobiles, 4-wheelers etc. must be secured on or in a trailer.
- All outdoor spaces have a maximum length and width. You may park more than 1 vehicle, trailer, etc. as long as you do not exceed the listed length and width.

Upon default by you of any obligation under this rental agreement, a lien shall be created and you will be denied access to the personal property contained in the rental space, at the self-service facility, until such time that the default has been remedied and the total balance on your account has been paid in full. You shall be permitted to have access to the rental space for the purpose of viewing and verifying the contents of the rental space.

YOUR GOODS CAN BE SOLD. a) Pursuant to the Idaho Code Title 55-2306, COW CREEK STORAGE shall have a Lien upon all personal property located at our self-storage facility for rent, labor, or other charges, present or future, in relation to the expenses reasonably incurred in its sale or other disposition pursuant to this article. The Lien attaches when the personal property is brought to the self-storage facility and continues so long as COW CREEK STORAGE retains possession and until the default is corrected, or a sale is conducted, or the property is otherwise disposed of to satisfy the Lien. COW CREEK STORAGE'S Lien may be enforced by sending you written notice, via hand delivery, by certified mail, or by electronic mail to the your last known address, of COW CREEK STORAGE'S claim, showing the total due at the time of the notice and the date when the sum became due. You shall then have ten (10) days from the date of the notice to pay the balance due or the property shall be advertised for public sale. Before any sale or other disposition or personal property pursuant to this section, you may pay the amount necessary to satisfy COW CREEK STORAGE'S Lien and the reasonable expenses incurred under the statute and thereby redeem your personal property. b) If the property upon which the Lien is claimed is a vehicle and rent and other charges related to the property remain unpaid or unsatisfied sixty (60) days after the obligation to pay rent, COW CREEK STORAGE may have the vehicle towed or may sell the vehicle at a public auction. COW CREEK STORAGE shall not be liable for the vehicle or any damages to the vehicle once COW CREEK STORAGE takes possession of the property. c) COW CREEK STORAGE'S liability arising from the Lien sale is limited to the net proceeds received from the sale of the personal property. d) COW CREEK STORAGE is not liable for identity theft or other harm resulting from misuse of information contained in a document or electronic storage media that are part of any property sold or otherwise disposed UNLESS COW CREEK STORAGE has actual knowledge of this media.

(Tenant's Initials____/____)

NOTICE: IN ORDER TO PROTECT YOUR GOODS, WE MAY USE PESTICIDES IN OUR FACILITY. These pesticides can be harmful to humans if ingested and should be treated with caution.

Any motorized vehicles stored in units with cement floors must have means of catching oil and fluid leaks/drips. Batteries must be disconnected. Self-storage units are not facilities being provided to complete work on motorized vehicles. It is only a storage facility.

You are to provide your own padlock to lock up items you have placed in your storage unit.

Please disclose the nature and identity of all property that is or will be stored in the rental space, which is not owned by you. Please disclose the names and addresses of any lien holders, secured parties or owners who may have a legal interest in said property. Cow Creek RV & Storage must be notified of any changes to the information given:

Name _____ Address _____

Description _____

Type of legal interest _____

You shall have access to the rental space only for the purpose of storing and removing personal property. The rental space shall not be used for residential purposes. You agree not to store any hazardous materials, explosives, highly flammable materials, foods, or any other goods, which may cause danger to the rental space. You agree that personal property and rental space shall not be used for any unlawful purpose. You agree not to commit waste, nor alter or affix signs on the rental space, and agree to keep the rental space in good condition during the term of this rental agreement.

Customer Signature _____ Date _____

Cow Creek RV & Storage LLC, PO Box 21, Genesee, ID 83832

Phone 208-413-0238