RedDoor Storage Rental Agreement

Today's Date _____

Tenant Name/Company	**Tenant Name**	**Facility**	**Unit No.**
Mailing Address	**Mailing Address**	**Monthly Rental Rate**	**Gate Code**
		Alternate Contact Name	
Mobile Phone Number	**Mobile Phone Number**	**Phone Number**	
Home Phone Number	**Home Phone Number**	**Emergency Contact Name**	
Email Address	**Email Address**	**Emergency Contact Phone Number**	
Drivers License # and State	**Drivers License # and State**	**Entered by** _____	

_____ **Tenant has verified the above information and it is accurate and correct.**

Tenant Agreement & Signature

This agreement is for renting the space described above to the Tenant for the purpose of storing personal property, and expressly incorporates all Terms and Conditions contained below and on the following pages. By signing this Rental Agreement, the undersigned acknowledges having read the Terms and Conditions herein contained and agrees to be contractually bound thereby.

_____ Signature _____ Print Name _____ Date

Terms and Conditions

1. RedDoor Storage, hereby called Management, defines these terms:

Tenant is the name(s) listed as Tenant on this Rental Agreement and has full access to the unit at any time. The Tenant may make changes to the Rental Agreement at any time.

If **Two Names** are listed on the Rental Agreement, the designation between the two tenants will always be "or" and never "and". If "or" does not work, do not list two names.

Alternate Contact is a person of Tenant's choosing who has access to the unit but is not allowed to make changes to the Rental Agreement. In the event of death or incapacitation of the Tenant, Alternate Contact would have access to the unit without having to provide a death certificate or orders from a judge. The Alternate contact must be able to provide proof of identification.

Emergency Contact is the person or persons are not allowed access to the unit and are not allowed to make changes to the agreement. The Emergency Contact(s) are listed in the event Management is unable to contact the Tenant(s) or Alternate.

_____Tenant hereby acknowledges that in the event of their death or incapacitation and Tenant elects not to provide an Alternate Contact, access to the unit will be denied to all persons until legal access is granted by proper authorities. This can cause great hardship and further expense to surviving family. Rent will continue until probated and unit will be subject to the New Mexico Self-Service Storage Lien Act as it is defined in Section 11 if payments are not made.

2. Storage unit will be used by Tenant for the following purpose: _____

_____

Prior Lienholder's Disclosure Statement

Tenant hereby affirmatively states that the following person(s) or entities own or hold a lien against the properties being stored on the premises:

Name _____ Name _____

Address _____ Address _____

_____ _____

Motor Vehicle Description (if applicable)

Year _____ Make _____ Model _____

License Plate No. _____ Vehicle Identification No. (VIN) _____

Registered Owner _____ Legal Owner _____

Lienholder's Name _____ Phone Number _____

Address _____

3. The term of this tenancy shall begin the day this Rental Agreement is signed by the Tenant and shall continue through the balance of the month which it is signed. Tenant agrees that this tenancy is "month-to-month" and will automatically renew monthly unless terminated by either party.

Tenant's lock must be removed upon termination of occupancy. Tenant must notify Management of vacancy of unit immediately in person or by telephone during business hours. If Management is not notified at the time, charges will continue and payment is due until the time that Management is notified.
If unit is found empty and without a lock, unit will be presumed vacant and Management reserves the right to rent unit to another Tenant.

4. A refundable deposit of $15.00 is payable at time of rental. Deposit will be returned to Tenant by mail upon notice of unit being vacated and upon Management's inspection to verify that the unit is empty and broom clean. It is tenant's responsibility to verify mailing name and address at the time of notification of vacancy. If Management is not notified of vacancy and finds unit clean and empty on or after the 6th day of any month, deposit is not refundable.

Tenant gives Management permission to dispose of any property left in the unit after premises is vacated. If any property is left in the unit, Tenant will not receive a deposit refund.

5. Tenants may pay by cash, check, money order, or credit/debit cards (a 3% convenience fee applies to all credit or debit transactions. Convenience fee may be changed at any time without notice)

Payment of check or money order may be mailed to: Valley Mini Storage
900 Schofield Lane
Farmington, NM 87401

Payments (including cash) can be made in person at:

RedDoor Storage Office		Central Storage Office
900 Schofield Lane	OR	4206 US Highway 64 Suite 2
Farmington, NM 87401		Kirtland, NM 87410
Hours: Mon-Fri 8am - 5pm		Hours: Mon-Thur 10am - 4pm; Fri 10am - 5pm

Payments may be made online using credit/debit cards at www.reddoorstoragenm.com

If payment is not received by the 5th day of the month, Management will charge a late fee of $7.00 and overlock Tenant's unit until payment is received in full (Late fee maybe changed at any time without notice). Payments made after 3:00 PM on overlocked units will be unlocked by 6:00 PM the following business day. If at any time Tenant's unit is overlocked by Management's (black or red) lock, a problem has occurred. Please contact Management for details during business hours. Removal of Management's lock by Tenant will be considered "Breaking and Entering."

A $12.00 fee is automatically charged for all returned checks (Returned check fee may be changed at any time without notice). All tenants in default or who have had prior returned checks must pay by cash, money order, or credit/debit card only.

6. Management would recommend, for security purposes, that Tenant purchase a lock 3/8" or larger. Only one Tenant lock is allowed per unit.

_____If Tenant chooses to put more than one lock on the unit and defaults on payment, Management reserves the right to remove what is perceived to be the lock of lesser value. If more than one lock is found, Tenant may be subject to a $7.00 administration fee for the removal of the second lock.

If Management finds a unit does not have a Tenant lock, Management reserves the right, but is not obligated, to secure the unit by placing a courtesy lock on the unit until contacted by Tenant to confirm that a personal lock is in place. Courtesy lock will be removed by Management on or by the end of the next business day.

7. Tenant shall not use the premises for any unlawful purpose or for any purpose contrary to Federal, State of Municipal Laws. Tenant shall not place or keep in said space flammable liquids and agrees to abide by any rules promulgated by Management governing the use of the premises, suffer no damages thereto deliver up the premises in good condition at termination hereof, indemnify and hold harmless Management from any claim or cause of action arising out of Tenant's use of the premises and assumes the responsibility for any loss or damage to the property stored by tenant in said space due to theft, fire, wind, flood, vandalism or any other cause. Management does not assume liability for the goods you store. Adding stored goods to an existing insurance policy is generally inexpensive; Management recommends Tenant contact his/her insurance agency.

Tenant insurance can be purchased separately through SBOA Tenant Insurance at the time of signing this Rental Agreement or at any other time during tenancy. The Insurance provided is not through RedDoor Storage and Valley Mini Storage is not responsible for any stored goods in the unit.

Tenant hereby acknowledges insurance was offered through SBOA Tenant Insurance ACCEPTS _____ or DECLINES _____ coverage.

Tenant acknowledges and understands that the storage space is not suitable for the storage of items of sentimental, intrinsic or extraordinary value including but not limited to heirlooms, irreplaceable documents or records, invaluable property or artwork. Tenant further agrees and understands that storage is only for items that Tenant legally owns unless a lien holder disclosure form is completed. Tenant agrees not to store property in excess of $5,000.00 without prior written permission from management.

The unit is to be used for the storage of personal property only. Unit may not be used for HABITABLE OCCUPANCY by human or pets of any kind for any period whatsoever.

_____ Tenant acknowledges unit will not be used as a living space nor will Tenant loiter at the unit any time during the day or night.

Management, Management's Agents and Employees shall not be liable to Tenant(s) or Tenant's Agents for injury or death as a result of Tenant's use of the Unit or the Self-Storage Facility, even if such injury is caused by the active or passive acts, omissions, or negligence of Management, Management's Agents and Employees.

8. Tenant understands that Management is not obligated to provide any type of security equipment. The utilization of any such equipment is for Management purposes only and is at Management's sole discretion. All video images or alarm outputs are the property of Management and the release of any security property will be at Management's discretion.

9. Tenant will be asked to verify name, address and telephone number every time a payment is made. Please confirm the information on the invoice is correct. Until Management is notified by Tenant in person or in writing with Tenant's signature, the only valid address and telephone number is on the Rental Agreement.

Management reserves the right to request verification when speaking to Tenant over the telephone. Management will ask the Tenant to verify driver's license number; rental agreement address and phone number; and a predetermined password. If Tenants is unable to supply all the pieces of information, , no information will be provided by Management to Tenant over the telephone and Tenant must come into the storage office or supply written information with their signature.

10. Management does not send out paper statements or payment reminders by mail; however, Management does have email and/or texting function available to remind Tenant that payment is due. This function is a courtesy only and does not constitute reason or justification for late payments or default in payments. Management does not sell, buy or loan lists of email addresses or any other type of information.

Tenant ACCEPTS_____ or DECLINES _____ text or email courtesy reminders. Tenant may opt in or out of this function any time during their tenancy.

Cell Phone (_____) - _____ - _____ Email _____

11. In the event of default in the payment of the rent provided herein, Management will proceed in accordance with the New Mexico Self-Service Storage Lien Act (SS48-11-1 and 48-11-9 NMSA 1978 Comp.)

Default is defined as:
Should a Tenant:

1. Fail to pay monthly rent.
2. Fail to pay any fees or charges past due.
3. Abandon the storage unit.
4. Fail to comply with any term of this Agreement or any of the rules and regulations set out by Management and New Mexico State Law.

In the event of a default, Tenant will be notified in writing through certified or registered mail and Tenant will have 16 days to respond. If Tenant does not respond and pay in full, all articles stored under this Rental Agreement which have incurred unpaid charges for thirty days, will be sold or otherwise disposed of to pay charges at the end of ninety days.

Management, at their option, may remove Tenant's lock to appraise stored goods for sale. All parties agree that Management shall have a lien upon all personal property stored in the unit to secure payment of this charge as well as all other charges and fees owed to Management. If the rental account is brought current, Management shall remove its' lock. It is Tenant's responsibility to replace the lock at Tenant's own expense when default is remedied to insure the security of Tenant's storage unit. A partial payment will not stop fees or official procedures. Any agreement between Tenant and Management to extend payment dates or defer sale of goods must be done in writing and signed by both Management and Tenant to be binding.