

Hidden Shores VILLAGE

HIDDEN SHORES VILLAGE (Lessor) hereby rents outdoor, uncovered storage space _____ to (Lessee)

from start date of _____ to _____ for rental charge of \$ _____. Fees due and payable in advance. There are no refunds for early removal of property. If the Lessee's stay extends beyond this date, this contract may convert to a month to month agreement at the rate of \$42.00 per month beginning _____, and due on the same day of each month thereafter. This fee will be charged to Lessee's credit card on file each month automatically. Rental payments received after the 5th day after the due date is subject to an 8% late fee.

- Month to Month – automatic renewal for same period unless cancelled by either party within 10 day notice.
 6 Month period (s) (Annuals & Semi Annuals Only)– automatic renewal for same period unless cancelled by either party within 10 day notice.

- **Insurance:** Any insurance protecting the personal property stored within the Leased Space against fire, theft or damage must be provided by the Occupant.
- **Lessor's Lien:** A lien accrues in favor of the Lessor on all property stored in the Leased Space as of the date the rent is unpaid and due. The property stored in the Leased Space may be sold to satisfy the lien if the Occupant is in default.

All applicable information *must* be filled out completely. Please Print!

 First name(s) Last Name

 Mailing address City State Zip Code

 Home phone number Cell phone number Email

Description of property: (circle one)
 Motorhome Fifth wheel Travel Trailer Park Trailer Boat PWC - **License #** _____

Make: _____ YR: _____ **Sticker #** _____ **Az/CF # on Boat** _____

VIN# _____

LIENHOLDER: Arizona law requires self-storage occupants to disclose any lienholder or secured parties who have an interest in the property that is or will be stored.

Name of lienholder: _____

I (we), the Lessee(s), have read and agree to all TERMS AND CONDITIONS and ADDITIONAL TERMS FOR SPOTTING AND REMOVAL OF UNITS TO AND FROM STORAGE on this and on the next page, and have received a copy of this two page agreement.

Signature of Lessee(s) _____ **Date** _____

Visa or MasterCard is required to guarantee storage. Storage Fees are due in full and in advance. Any past due balance will be applied to the credit card on file. Term agreements that expire with unit remaining in storage will be charged a month to month rate (indicated above) to the credit card on file.

SIGN BELOW ONLY IF THE PROPERTY IS BEING REMOVED FROM THE STORAGE YARD PERMANENTLY

My signature below indicates my intent to permanently remove my property from the storage yard and terminate this agreement.

Signature of Lessee _____ Date _____

TERMS AND CONDITIONS

- Late Fee: Lessor may charge a Late Fee of 8% for each month that the Occupant does not pay rent when due. The Rent Due Date and the date of which the Late Fee accrues are as stated on page 1 of this agreement.
- A copy of the title or registration is required and becomes part of this storage agreement. As mandated by the State of Arizona, a Mobile Home and Travel Trailer Register card must be completed on all Recreational Vehicles.
- All items stored in the Leased Space must be registered in the Lessee's name.
- Release of Liability for Property Damage: Property stored in the Leased Space shall be at Lessee's sole risk. Lessor and its agents, guests, employees, principals and other representatives shall not be liable, even if they are negligent, for any loss or damage to Occupants property from fire, flood, theft, vandalism, defects in the premises, or any other cause whatsoever.
- Storage occupancy does not include boat launch Privileges. **NO SUBLETTING ALLOWED.**
- Storage Yard Access: Arrangements for access to the yard must be made in the Resort office. No access to the yard after dusk. **STORAGE HOURS-1/2 HOUR AFTER MAIN OFFICE OPENS UNTIL 1/2 HOUR BEFORE MAIN OFFICE CLOSES or DUSK**
- It is the Lessee's responsibility to notify the Lessor of any changes to mailing address, contact information, payment method, and/or property being stored immediately.
- **I understand 24 hours notice must be given, if I want my unit spotted from storage to site. There is a \$25.00 fee for spotting to site and an additional \$25.00 fee for removal from site. Storage accounts must be paid in full before unit is removed from storage. Subletting is not allowed. Lessee will be required to produce identification before entering the storage area. Lessee must provide written permission to have someone else Remove or Return storage item.**
- You must be a current Site Holder or have 4 confirmed non refundable reservations per 12 month period to store the above vehicle descriptions in Storage. Use of your stored items, other than permanent removal, must be during your registered designated stay. Any changes must be approved in writing from management.

ADDITIONAL TERMS FOR SPOTTING UNITS TO AND FROM STORAGE

- **Unit** is defined as a Recreational Vehicle or Watercraft trailer with or without watercraft.
- **The Lessor does NOT move motorhomes.**
- The reference to this agreement must be signed by Lessee if the Lessor (HIDDEN SHORES VILLAGE,) will be moving the property described below. Lessor provides a towing service only. No jack stands, tire covers or other set-up or tear down work will be performed. If you wish to have this done, you will need to make arrangements to be present at the time the Unit is moved.
- Fifth Wheels that have electrical jacks must have keys left in the office for any compartment containing jack or battery equipment.
- Any Recreational Vehicle slide outs or tip-outs must be "in" and secured prior to being moved, and awnings must be secured in a lock down position.
- Any loose items left beneath or near your property are not a part of this storage agreement. Lessor will NOT be responsible for the removal or liability of these items.
- Advance Notice of at least 24 hours is required to move the unit. Spottings and removals cannot be scheduled after dusk.
- **It is the responsibility of the Lessee to secure the unit and any contents for over the road travel and to maintain overall Unit in acceptable repair. When necessary, batteries must be charged, jacks and hitches must be in good safe working condition. Tires must be inflated at an acceptable level and in good condition. Lessor will attempt to contact the Lessee if any repairs are required prior to moving. If the Lessor is not able to contact the Lessee, the Lessor may then choose to arrange for repairs that will be billed to Lessee's account. The Lessor retains the right to refuse to spot or remove any unit if, in Lessor's sole opinion, it appears unsafe or unreasonable to do so.**

