



For office use only

Last Name _____

Assigned Storage # _____

License Plate # _____

Pricing: Annual / Monthly Amount _____

Coastal Boat and RV Storage, LLC
 16217 Landon Road Gulfport MS 39503
 228-297-1445 228-323-0034
 Email: Coastalboatandrv@gmail.com

STORAGE RENTAL AGREEMENT

This is an agreement to rent space (and no bailment is created thereby), on which is to be placed, entirely at the **occupant's risk**, the following vehicle:

Type of Unit: _____ Travel Trailer _____ Motorhome _____ Boat _____ Other (type) _____

Year _____ Make _____ Model _____ Length _____ VIN _____

Insurance Company for this Vehicle _____ **Rates:** 12 Month Covered (1 term) @ \$200/month = \$2200.00
 12 Month Non-covered (1 term) @ \$60/month = \$660.00
 SSSMonthly Covered = \$200.00 SSSNon-Covered = \$60.00

- Billing is based on a calendar month.
- NO REFUNDS if removed early.
- Billing will occur once per month and payment is due by the 1st of the month. You may pay with cash, credit/debit, ACH debit, or money order. You may elect to leave a credit card on file for automatic billing, if you initial the letter of authorization below (fees up to 3.9% will apply). Monthly statements will not be provided.
- Accounts delinquent over 30 days will be charged a monthly late fee of \$20.00 or 20% of the monthly rental rate, whichever is greater.

Terms & Conditions: In this section, and for purposes of MS Code, Sections 85-7-121 through 85-7-129, Coastal Boat and RV Storage, LLC will be referred to as the "Owner" and the customer will be referred to as the "Occupant".

- This is an agreement to rent space of sufficient dimension needed to accommodate the Occupant's property. It is not a bailment.
- Occupant agrees to carry his own liability and comprehensive insurance to protect against theft, pilferage, fire, windstorm, water damage, hail and vandalism. As Occupants of space, the Owner cannot and will not be responsible for loss of any kind, and it is mutually understood the Occupant hereby releases Owner from any and all liability.
- The storage of personal property within the unit is not allowed.
- Space rental fees, as well as any labor charges, parts, and services incurred, must be paid in full before removal of Occupant's property.

Pursuant to MS Code, Sections 85-7-121 through 85-7-129, Occupant acknowledges that the Owner is hereby given a lien upon all of the Occupant's personal property located at this premises to secure any and all space rental fees, repairs, parts and services rendered to, or supplied to, Occupant during the term of this Agreement. Any unit left in storage with a delinquent account balance shall be considered abandoned, removed from the property and offered for sale as salvage to cover space rental and other charges per Mississippi State laws.

Receive Notification by Electronic Mail (email) _____ Yes _____ No Email Address _____

Occupant's Name _____ Phone _____

Billing Address _____

Emergency Contact _____ Phone _____

I have read the above agreement and understand and agree to the terms and conditions set forth herein.

Occupant's Signature _____ **Date** _____

*Please charge \$ _____ (plus fees) to my credit card and keep it on file for future billings _____ initial

Credit Card Number: _____ Exp. _____ CVV: _____

In this section, and for purposes of MS Code, Sections 85-7-121 through 85-7-129, Coastal Boat and RV Storage, LLC will be referred to as the "Owner" and the customer will be referred to as the "Occupant".

Coastal Boat and RV Storage may deny access to Occupants property if account has been in default continuously for a period of fourteen (14) days. During this probation period, notice will be sent electronically or by USPS (confirmation of such acknowledged upon deposit into the United States Mail), with an itemized statement of charges due or that may accrue, a demand for such payment fourteen (14) days after the notice date, and a statement that the contents of the occupants lease space are subject to the owners lien and that unless the claim is paid within the time stated, the personal property will be advertised for public or private sale or will be otherwise disposed of at a specific time and place. If rent or other charges remain unpaid for 60 days, the property may be towed from the storage facility and public or private sale proceedings pursuant to MS CODE 85-7-121 through 85-7-129 will begin.

Occupant parks property at their sole risk. Any cost associated with to the damages caused to Owner's property (building, fence, etc.) by Occupant will be charged to the Occupants account. You may not under any circumstances discharge clean, grey, or black water on the Owner's property, discharge propane tanks, have the contents of the stored property outside the unit (firewood, BBQ grill, etc.). Tarps and/or awnings must be tightly secured, and stairs must be retracted. The use of wheel chocks will be required. The Company reserves the right, for the purpose of parking lot maintenance, realignment of parking stalls, reassignment of parking stall or any other reason deemed necessary by the Company, to move your Unit within the securely enclosed storage yard to another parking stall for temporary or permanent parking.

NON-LIABILITY OF COMPANY AND INSURANCE OBLIGATION OF OCCUPANT:
THE COMPANY SHALL HAVE NO OBLIGATION TO INSURE OCCUPANT'S UNIT OR PROPERTY STORED ON THE SPACE;
THE OCCUPANT MUST ACT PRUDENTLY AND OBTAIN ANY INSURANCE REQUIRED OR DESIRED AT ITS OWN EXPENSE;
THE OCCUPANT SHALL HAVE NO CLAIM AGAINST THE OWNER AND THE OWNER SHALL HAVE NO LIABILITY FOR ANY LOSS OR DAMAGE TO THE OCCUPANT'S UNIT OR PROPERTY RESULTING FROM FIRE, WATER, EXPLOSION, VANDALISM, THEFT, VERMIN, OR ANY OTHER CAUSE WHATSOEVER, REGARDLESS OF WHETHER SUCH LOSS OR DAMAGE MAY BE CAUSED BY OR CONTRIBUTED TO BY THE NEGLIGENCE OF THE OWNER, ITS AGENTS OR EMPLOYEES, AND THE OCCUPANT HEREBY RELEASES THE OWNER, ITS AGENTS AND EMPLOYEES FROM ANY CLAIMS OR RESPONSIBILITY WHATSOEVER IN RESPECT THERETO;

The Owner shall have no liability to Occupant for any injury to Occupant, its agents, invitees or others caused by any condition existing near or about the Space or the Premises or resulting from the activities of the Occupant. Occupant shall indemnify and hold the Owner harmless from any claims of any third persons arising in any manner whatsoever out of the Occupant's use of the Space.

The Occupant HEREBY WAVES any and all rights or claims it may have at law or in equity against the Owner in respect to any obligations that the Owner may have as a bailee of the UNIT or the Occupants property, other than those rights that are specifically granted herein and the Occupant agrees that any rights or remedies it may have against the Owner for breach of this contract or loss or damage to the Unit or the Occupant's property on the Space are limited to those specifically contained in this Agreement.

INDEMNIFICATION OF THE OWNER: The Occupant agrees to indemnify and hold harmless the Owner and the holder of any mortgage on the Premises for any loss, damage, expense or claim by any person or persons arising from any action, omission or thing whatsoever done or committed on the Space Premises by the Occupant, its agents, employees, invitees or affiliates at any time during the term of the Agreement.

STORAGE OF DANGEROUS GOODS: ITEMS NOT ALLOWED on the Space include dangerous chemicals, explosives, gasoline or other flammable liquids, gasoline left in containers other than the gas tank of the Unit, oil or wet piled rags, perishable or packaged foods not in sealed cans, illegal or stolen goods, or any other items which constitute a potential hazard or inconvenience to other Occupants.

USE, MAINTENANCE AND REPAIR: (a) Occupant is permitted access to the Space solely for the purposes of deposit, storage and removal of the Unit, or to retrieve articles from or place articles in the Unit and the Occupant shall not access or use the Space for any other purpose or in a manner that constitutes waste, nuisance or unreasonable annoyance to the Owner or other Occupants; (b) The Occupant may only park/store the Unit in the Space if the Occupant is the owner of the Unit or is authorized by the owner to store/park the Unit in the Space; (c) The Occupant shall not use the Space for any unlawful purpose; (d) The Occupant shall be responsible for the repair and reclamation of the Space to Owner's satisfaction, including the clean-up of oil or other fluid spills caused by the Occupant or which results from the parking, storage or removal of the Unit in/from the Space; (e) The Occupant shall not: (i) Smoke within or upon the Space or the Premises; (ii) Erect any signs, notice or advertising material on any part of the Premises or Space; (iii) Conduct any repairs, fabrication, mechanical or other related work on the Space or Premises without the written consent of the Owner which may be unreasonable withheld by the Owner at its sole discretion; or, (iiii) UNDER NO CIRCUMSTANCE OCCUPY OR RESIDE WITHIN THE PROPERTY FOR ANY LENGTH OF TIME.

Occupant

Date