



P.O. Box 84  
 Montrose, CO 81402  
 970-249-5325  
 mesastorage@montrose.net

“ALL ARTICLES STORED BY A RENTAL AGREEMENT AND CHARGES NOT HAVING BEEN PAID FOR THIRTY DAYS WILL BE SOLD OR OTHERWISE DISPOSED OF TO PAY CHARGES.”  
 C.R.S. Sec’s 38-21.5-101 et. Seq.

# RENTAL AGREEMENT

[mesastoragerentals.com](http://mesastoragerentals.com)

## IT’S IMPORTANT THAT YOU FILL IN ALL BLANKS

Rental for Storage Space Unit Number \_\_\_\_\_ a Size \_\_\_\_\_ unit is \$ \_\_\_\_\_ per month.  
 \$ \_\_\_\_\_ is paid today for the period from \_\_\_\_\_ until \_\_\_\_\_.

All rent is prorated for the first month and is due thereafter on the first of a month. No exceptions.

NAME \_\_\_\_\_ PHONE \_\_\_\_\_ Cell \_\_\_\_\_

ADDRESS \_\_\_\_\_ Email address \_\_\_\_\_

CITY, ST, Zip \_\_\_\_\_ Would you like email statements only?  YES  NO

Are you or your spouse on active duty military service? Yes \_\_\_\_\_ No \_\_\_\_\_ *A Picture ID is required- refer to instructions.*

✓ DRIVER LIC.# \_\_\_\_\_ EXP \_\_\_\_\_ BIRTH DATE \_\_\_\_\_

Height \_\_\_\_\_ Weight \_\_\_\_\_ Hair color \_\_\_\_\_ Eye Color \_\_\_\_\_

✓ **REFERENCE** (SOMEONE WHO DOES NOT LIVE WITH YOU WHO WILL KNOW WHERE YOU ARE IN CASE WE CAN'T REACH YOU AT THE ABOVE PHONE NUMBER IN AN EMERGENCY)

Name \_\_\_\_\_ PHONE \_\_\_\_\_

✓ **EMPLOYER** \_\_\_\_\_ PHONE \_\_\_\_\_

### ✓ **Others Authorized Entrance to Unit AND OTHERS WHO HAVE ITEMS STORED IN UNIT:**

Name \_\_\_\_\_ Address \_\_\_\_\_ PHONE \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ PHONE \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ PHONE \_\_\_\_\_

### ✓ **VEHICLES: YOURS AND THOSE OF OTHERS WHO WILL BE VISITING THE UNIT**

1) YEAR \_\_\_\_\_ COLOR \_\_\_\_\_ MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ LIC# \_\_\_\_\_

2) YEAR \_\_\_\_\_ COLOR \_\_\_\_\_ MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ LIC# \_\_\_\_\_

3) YEAR \_\_\_\_\_ COLOR \_\_\_\_\_ MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ LIC# \_\_\_\_\_

4) YEAR \_\_\_\_\_ COLOR \_\_\_\_\_ MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ LIC# \_\_\_\_\_

Storing:  Household goods  Business property and records  Other (describe).....

Approximate value of stored goods: \$ \_\_\_\_\_

Where did you hear about Mesa Storage Rentals, LLC? (Check One)

friend  street sign  return customer  phone book  internet  Radio  other \_\_\_\_\_

**RENT IS DUE ON THE FIRST OF EACH MONTH. A BILL MAY NOT BE SENT TO YOU. MAIL YOUR RENT ON TIME.**

OFFICE HOURS: BY APPOINTMENT ONLY. **GATE HOURS: 7 A.M. TO 8 P.M.** FACILITY ACCESS MAY BE CLOSED IF THE AREA IS CONSIDERED UNSAFE.

**ABANDONMENT OF ELECTRONICS, REFRIGERATORS OR ANY ITEM REQUIRED TO BE RECYCLED IS PROHIBITED AND WILL BE PROSECUTED AS ALLOWED BY LAW.**

**VIOLATION OR NONCOMPLIANCE WITH RULES AND REGULATION RESULTS IN IMMEDIATE EVICTION.**

Mesa Storage Rentals, LLC authorized agent: \_\_\_\_\_ Date \_\_\_\_\_

*Every stored or parked vehicle, boat, RV or ATV or other mobile vehicle or trailer shall carry full coverage insurance (comp, collision and liability) while it is stored. A copy of such shall be provided to Mesa Storage Rentals, LLC now, and as it is renewed.*

**DON'T LOSE YOUR KEYS! A \$50 fee will be charged for removal of a discus type lock. Lock cutting by tenants is strictly prohibited.**

**I WILL USE A ROUND DISC TYPE LOCK.** I understand and agree to adhere to the contract and rules and regulations presented to me, including those on the reverse of this agreement. I have received a true copy:

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

It is expressly understood that the lessor carries no insurance covering lessee's goods and assumes no liability for same. Mesa Storage Rentals, LLC is not liable for any loss or damage to your items while stored at this facility. Optional insurance is available from MINICO @ 1-800-544-6464(Reference #3727CO) or online at <http://www.tenantone.com/>.

Occupant hereby discloses all lien holders having a security interest in the property that is or will be stored in said storage space as follows: -



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# RENTAL AGREEMENT

## OCCUPANT'S COVENANTS AND AGREEMENTS

The terms and conditions following are a part of the rental agreement with Mesa Storage Rentals, LLC as to the place and premises described on the obverse hereof. Occupants covenants, understands and agrees:

1. Rent is payable in advance not later than 12:00 noon of the day next preceding each extended monthly term to **Mesa Storage Rentals, LLC, P.O. Box 84, Montrose, Colorado 81402-0084.**
2. The terms of said rental is from the date of this agreement as indicated below until 12:00 noon of the day next preceding each extended monthly term following the date hereof and to continue from **month to month** thereafter until termination as herein provided.
3. A **\$10 late charge** will be assessed if rent is received after the 10th of the month. Your unit will be overlacked at that time. Payment of past due rent does not guarantee immediate access.
4. **ZERO TOLERANCE POLICY: Delinquencies will NOT be tolerated. All units will be levied a \$10 late fee on the 10th of the month. All delinquent units will be confiscated on the first day of the following month, advertised on the 15th and 21st of that month and, if still not paid, sold the first of the following month as per State Statute.** A \$30 charge will be assessed for all returned checks.
5. Either Mesa Storage Rentals, LLC or occupant may terminate this agreement upon giving the other party 10 days written notice, served personally, by email or effective 24 hours after mailing via certified mail to Mesa Storage Rentals, LLC or occupant as indicated above. Ten days' notice shall be given before moving out of Unit.
6. Rates, fees, facility hours, etc. may be changed upon 30 days written notice to tenant.
7. **It shall be the responsibility of the tenant to keep Mesa Storage Rentals, LLC informed of their current address, email and phone number at all times.** All notices will be sent to the last contact information on file.
8. Lessee shall pay in addition to all other sums due hereunder, a minimum fee of \$25 for notice of lien/foreclosure after 30 days late. Advertising charges to be added after 45 days late.
9. Move-outs after the 10th pay a full month's rent. Move-outs before the 10th pay a pro-rated rent.
10. To pay the rent as provided; no refund on prepaid rent will be claimed for the unused portion of any month's rent.
11. Security systems may occasionally be inoperative and are primarily for the benefit of Mesa Storage and not the tenant. **Insure your goods. <http://www.tenantone.com/>**
12. Lessee understands lessor has a lien on goods for payment of fees due and may sell same with proper notice.
13. **Customers must provide their own DISC TYPE locks.** Company locks will not be placed on Tenants units. If a customer neglects to put a lock on a unit, a lock will be placed on the unit; the customer's account charged for the lock and keys mailed to the customer. Mesa Storage assumes no liability for units left unlocked or items left outside the unit.
14. Each **occupant shall provide his own DISC TYPE lock** and is responsible for its proper application. Although there may be a place on the door of the rental unit for a second lock, Occupant is permitted to use only a single lock. **DON'T LOSE YOUR KEYS! A \$50 fee will be charged for removal of a discus type lock. Lock cutting by tenants is strictly prohibited.**
15. No animals allowed loose on premises. Pest Control is in use.
16. No children running or playing on the facility grounds. Traffic is a serious hazard.
17. This facility does not permit the storage of hazardous or toxic material. This includes, but is not limited to: fireworks, propane bottles, acetylene bottles and other compressed gases, ether, carburetor cleaner, acetone, mineral spirits & other paint thinners, acids, batteries, oil, gasoline, solvents, oil based paints, some fertilizers, gun powders and primers, other misc. chemicals.
18. To utilize the premises surrounding the building in which the space is located only for ingress and egress to the space.
19. To neither enter nor attempt to enter any space other than that space covered hereby; provided, however that tenant may rent additional space or spaces under separate agreement.
20. To subject no part of the space nor assign any interest herein without the written consent of MESA STORAGE RENTALS, LLC first obtained.
21. To use the space and premises for no purpose or purposes prohibited by applicable governmental regulation; and occupant further agrees that the premises shall be used for no improper purposes whatsoever. Storage shall be limited to business or personal non-perishable property. Storage of any item is at the risk of the tenant and Mesa Storage assumes no liability therefor.
22. To keep the space clean and in a sanitary condition, and in compliance with the conditions required by any governmental regulation.
23. To surrender and deliver up premises in a clean condition and in not less than the same condition as received, ordinary wear and tear excepted.
24. \$25 - cleaning fee when unit is left dirty or items are left in unit.
25. To use the space only for storage of personal property belonging to the Occupant, and not for habitation of any person or animal.
26. To store all items and commodities at Occupants sole risk of loss or damage. **MESA STORAGE RENTALS, LLC DOES NOT PROVIDE INSURANCE.**
27. To make no interior or exterior changes or alterations to the space without advance written consent of Mesa Storage Rentals, LLC.
28. To accept the space and premises as examined prior to the signing hereof, and Occupant acknowledges that the space is not now heated, air-conditioned or equipped with any utilities. **Units are not climate or temperature controlled.**
29. To protect, hold harmless and fully indemnify MESA STORAGE RENTALS, LLC from any loss, damage or claim, or demand whatsoever as to injury or death to person, property or both, as to Occupant or any third person entity, as may arise directly or indirectly from use of space and ingress and egress to premises; said indemnification including any reasonable attorney's fees court costs and disposition expenses incurred by Mesa Storage Rentals, LLC. Any legal action by any party shall be filed in Montrose County. Occupant acknowledges that **Mesa Storage Rentals, LLC carries no insurance on Occupant's property in the space whether loss occurs by fire, theft, flood or otherwise and Occupant expressly waives all claims or demands for any such loss or damage. INSURE YOUR PROPERTY.**
30. Occupant shall not store any explosive, incendiary, flammable or dangerous substances or hazardous materials. This includes, but is not limited to: Propane bottles, Acetylene bottles and other compressed gases, ether, carburetor cleaner, acetone, mineral spirits & other paint thinners, acids, batteries, oil, gasoline, solvents, oil based paints, some fertilizers, gun powders and primers, other misc. chemicals or other flammables.
31. To pay all sales or use taxes as may now exist or be imposed by proper governmental authority on or for rental of the space as a consideration of rental.
32. To allow Mesa Storage Rentals, LLC to retake the space in the event the rent has been unpaid, for the purpose of re-renting said space to another person at the option of Mesa Storage Rentals, LLC.
33. Occupant shall allow Mesa Storage Rentals, LLC, or their agent, to enter the hereinafter rented premises for the purpose of inspecting said premises or to conduct maintenance.
34. **Any property which shall remain on the premises after the expiration or termination of this agreement shall be deemed to have been abandoned and that same has no monetary value, and such property may be retained by Mesa Storage Rentals, LLC as its property or disposed of in such manner as Mesa Storage Rentals, LLC may see fit.** If such property or any part thereof may be sold, Mesa Storage Rentals, LLC may receive and retain the proceeds of such sale and apply same at its option, against the expense of the sale, cost of moving and storage, and any arrears of rent or additional rent payable hereunder and any damages to which Mesa Storage Rentals, LLC may be entitled.
35. In the event the Occupant defaults in the payment of rent or otherwise breaches the covenants herein, Mesa Storage Rentals, LLC thereby immediately acquires a property lien on the contents of said space, may lock space and assumes a right of entry into space for purposes of sale and disposition of the contents thereof, with application of all funds received to payment of accrued rent and other applicable charges owed by Mesa Storage Rentals, LLC. Occupant will be responsible for the reasonable attorney's fees, collection costs, and other expenses of Mesa Storage Rentals, LLC incurred in repossessing the rented space. The procedure for any sale shall be pursuant to C.R.S. Sec's 38-21.5-101 et. seq. The remedies provided herein shall not be exclusive but Mesa Storage Rentals, LLC shall have other remedies as may be provided by common law or statute.
36. **Every stored or parked vehicle, boat, RV or ATV or other mobile vehicle or trailer shall carry full coverage insurance (comp, collision and liability) while it is stored. A copy of such shall be provided to Mesa Storage Rentals, LLC now, and as it is renewed.**