



59510 County Line Rd
 Three Rivers, MI 49093
 (269) 506-0660
 coreylakeselfstorage.com

TENANT

Name	Email Address
Address	Driver's License Number
City, State	Date of Birth
Phone	Employer
	Employer Phone

Herein after referred to as the Landlord and Tenant.

IT IS HEREBY AGREED as follows:

- Terms of Lease:** Beginning the ___ day of _____ 20___, the Tenant leases from the Landlord storage unit#_____, located at Corey Lake Self Storage, 59510 County Line Rd, Three Rivers, MI 49093. Thereafter, the lease continues on a month-to-month basis. Lock deposit paid \$_____. keys with lock. Unit number must be on payment.
- Rental Rate Payments:** Today I am paying \$_____ in rent which pays for my unit from _____ to _____. The monthly rate for the unit is \$_____. Upon signing of this agreement, the tenant will pay the total rent due for the calendar month in which the lease term begins. For each succeeding month, the entire rent for the month is due and payable in full on the first of each month; there is no "grace period" or allowance for late payments. If my rent is not paid by the fifth of any month, I understand another lock might be put on my door to keep me from getting in. Landlord has 48 hours after tardy payment is made to remove the overlock. Since this lease is for a month-to-month tenancy, the Landlord may increase the rent at any time, but one (1) month advance notice of any increase must be given to the Tenant. Rent is prorated when you move in. There is no refund for vacating the unit early.
- Penalty Fees:** If the Tenant delays payment of the monthly rent past the tenth (10th) of the month, a \$25 late payment fee must be paid at once by the Tenant to the Landlord in accompaniment with your late rent payment. If a sale is advertised, \$25 will also be added.

If a rent payment is made by means of a check which is dishonored by the drawee bank upon presentment of the check off for payment, a \$35 penalty will be assessed against the Tenant. which will be due and payable at once upon notification from the Landlord.

- Notice to Tenant:** IF YOU FAIL TO MAKE YOUR REQUIRED PAYMENTS, YOU WILL HAVE TO VACATE THE STORAGE UNIT OR THE TENANT'S PROPERTY MAY LATER BE SOLD AT A PUBLIC SALE. BEFORE THE SALE, YOU WILL BE NOTIFIED BY FIRST CLASS MAIL OF THE AMOUNT DUE. THE NOTICE WILL BE MAILED TO YOUR LAST KNOWN ADDRESS. IN ORDER TO PRESERVE THE RIGHT TO BE NOTIFIED, IT IS IMPORTANT THAT YOU NOTIFY THE LANDLORD OF ANY CHANGE IN YOUR MAILING ADDRESS. ALSO. YOU SHOULD SUPPLY THE LANDLORD WITH THE NAME AND ADDRESSES OF ANOTHER PERSON WHO CAN REACH YOU IF YOU ARE NOT AT THE MAILING ADDRESS GIVEN TO THE LANDLORD. AND THE LANDLORD WILL NOTIFY THAT PERSON AT THE SAME TIME IN THE SAME MANNER AS THE TENANT IS NOTIFIED.

That person is _____ Address _____
 City, State, Zip _____ Phone _____

In the event of the Tenant's default, the Landlords remedies will be those provided for in the Michigan Self Storage Unit Facility Act, and any amendments thereto. Also, in the event of default by the Tenant, the Landlord may consider the unit abandoned and re-enter the unit. The Tenant will be responsible for replacement cost of the Tenants lock.

- Stored Property:** The Tenant will use the unit for the storage of property which is owned by the Tenant. The Tenant will not use the unit to store any hazardous waste, illegal substances, dangerous or flammable materials. The Tenant shall not be allowed to hang, attach, or store anything to the walls or above the trusses of the unit. The Tenant shall not be allowed to make any alterations ON OR to the configuration of the unit. This lease is not assignable by the Tenant. Units should not be considered as 100% condensation free or rodent free. The Tenant expressly confirms and understands that the Landlord is not a warehouse man or bailee and is not responsible for any damage to or theft of the property stored in the unit. Value of the property shall not exceed \$2500 and deemed not to exceed the amount unless written notice is given to Landlord. **Whether the Tenant desires to acquire insurance to insure the storage property Is a decision reserve for the Tenant to make. Tenant agrees to store sentimental property at Tenant's risk.**
- Landlords Lien:** The Landlord shall have a lien upon all personal property located in the leased unit for rent or other lawful charges incurred relative to the storage by the Tenant. including expenses for preservation of the stored property, or reasonably incurred and its sale if the Tenant defaults. The lien attaches as of the date of the personal property arrives at the unit.

Locks and keys must be returned to office or drop box when unit is vacated. Rent continues until they are returned. **Each Tenant will be responsible for snow or ice removal in front of their door. A fee will be charged for any debris or trash removal.**

IN WITNESS THEREOF, each party enters their respective signatures effective the first day and year above written.

Tenant _____

Landlord _____