



Freedom Vault
2805 S. 77 Sunshine Strip
Harlingen, Texas 78550
Toll Free: 877-433-4797
Office: 956-428-4040

Date: _____

TENANT INFORMATION:

Name: _____ Storage Box # _____ Size: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Cell: _____ Email: _____
Private Code: _____ Contact phone: _____ Military? YES NO
**Has completed the security questions form and eye scan (initial here) _____

ADDITIONAL PERSON(S) WITH ACCESS RIGHTS:

List other person(s) you want specifically named in the rental agreement as people to whom we are authorized to provide your unit number, access code, account status, or assistance with lock cutting, i.e., other persons who may authorize to break your lock on the storage unit (if necessary) to gain entry and to whom we may give a facility access code without us having to check with you for authorization. They may also close the account.

NAME: _____ PHONE: _____
ADDRESS: _____ EMAIL: _____
NAME: _____ PHONE: _____
ADDRESS: _____ EMAIL: _____
**Has completed the security questions form and eye scan (initial here) _____

EMERGENCY BACK UP PERSON (optional):

List another person who we may contact in an emergency if the tenant or additional person(s) with access are not available after multiple attempts to contact. The emergency contact may have access if they provide these documents in reference to tenants: (affidavit of death, incarceration, missing person's police reports, or permanently incapacitated.)

NAME: _____ PHONE: _____
ADDRESS: _____ EMAIL: _____

Terms:

Term of the Lease: _____ month(s) **Rent Amount:** \$ _____

SPECIAL PROVISIONS: No other agreements exist unless stated below or on an attached addendum.

All Keys have been given to the tenant. No other keys exist for this box.

No Warranties, expressed or implied are given by the lessor. Lessor disclaims and tenant waives any implied warranties of suitability, merchantability, security, safety or fitness for a particular purpose. Lessor's agents and employees have no authority to make warranties or alter this agreement other than in writing in the Special Provisions section.

Waiver: Lessor's agents and employees do not have authority to waive, amend or terminate this agreement or to make promises, representations or agreements which impose any duties of security or obligations on Lessor unless done in writing in the Special Provision section.

Term and Renewal: The Rental Agreement automatically continues on a six month lease after the initial lease Paid Thru date. This is a lease, and does not create a bailment between the tenant and Lessor. You agree to abide by and accept the lease.

Tenant Initials _____

Insurance:

Tenant Is Responsible for Insurance and Losses. The tenant's storage box must be locked at all times. Lessor is not required to lock unlocked units.

ALL PROPERTY IS STORED AND TRANSPORTED AT TENANT'S SOLE RISK. LESSOR IS NOT LIABLE FOR ANY LOSS, DAMAGE OR CAUSE OF ACTION OF ANY NATURE, INCLUDING BODILY INJURY AND DAMAGE TO PROPERTY STORED IN OR TRANSPORTED TO OR FROM TENANTS STORAGE BOX, REGARDLESS WHO OWNS SUCH PROPERTY AND REGARDLESS WHETHER THE LOSS OR DAMAGE IS CAUSED IN WHOLE OR PART BY FIRE, SMOKE, DUST, WATER, WEATHER, INSECTS, VERMIN, EXPLOSION, UTILITY INTERRUPTION, EQUIPMENT MALFUNCTION, UNEXPLAINED DISAPPEARANCE, NEGLIGENCE OF LESSOR OR LESSOR'S AGENTS, THEFT BY OTHERS, OR ANY OTHER CAUSE - UNLESS SUCH IS PROHIBITED BY LAW.

Notice to Tenant and Release:

Rent is due in advance on the due date of the Rental Agreement. Rent paid after the due date will result in late charges.

NO REPRESENTATIONS OF SAFETY OR SECURITY HAVE BEEN MADE TO TENANT BY LESSOR OR LESSOR'S AGENTS. TENANT HEREBY RELEASES LESSOR AND LESSOR'S AGENTS FROM LIABILITY FOR ALL LOSS, DAMAGE OR CAUSE OF ACTION OF ANY NATURE, INCLUDING BODILY INJURY AND DAMAGE TO PROPERTY STORED IN OR TRANSPORTED TO OR FROM TENANT'S STORAGE BOX - REGARDLESS WHO OWNS SUCH PROPERTY AND REGARDLESS WHETHER THE LOSS OR DAMAGE IS CAUSED IN WHOLE OR PART BY FIRE, SMOKE, DUST, WATER, WEATHER, INSECTS, VERMIN, EXPLOSION, UTILITY INTERRUPTION, EQUIPMENT MALFUNCTION, UNEXPLAINED DISAPPEARANCE, NEGLIGENCE OF LESSOR OR LESSOR'S AGENTS, THEFT BY OTHER TENANTS, OR ANY OTHER CAUSE.

Tenant will self-insure or obtain insurance for all losses and damages. Lessor is not obligated to furnish any insurance forms or applications for insurance of any kind.

Care: We will use reasonable and ordinary care to prevent anyone other than those named on the contract from opening your storage box. We are not responsible for your losses due to fire or other natural disasters or theft, embezzlement or any other cause. The storage box is your leased property, only you and any designated alternate have access. Since we do not know what is in our tenant's boxes, we cannot be responsible if what a tenant has stored damages another tenant's box or possessions.

Storage Items: Tenant MAY NOT STORE under any circumstances the following: any living creature or organism, or any dead animal or other carcass; gasoline, oil, fuel, anti-freeze or any flammable chemicals, explosives, or fireworks. Items with toxic smells; marijuana and/or controlled substances of any kind; stolen property, and items illegal for self-storage under any law.

Compliance With State and Federal Laws: Tenants are responsible for compliance with all state and federal laws: specifically, but not limited to those related to firearms or any other weapons.

Rent and Late Fees: Rent must be received by Lessor in advance without demand at Lessor's address on or before the due date on the Rental Agreement. Rent is delinquent and Tenant is in default if rent is not received by that date. There is no grace period. There will be an initial late charge of \$30.00; Late charges are agreed liquidated damages for Lessor's time, effort, inconvenience, and overhead in corresponding, telephoning, and record keeping regardless of the extent of collection efforts. Rent is due in advance on the due date of the Rental Agreement.

Replacement Key Fee: Amount of cost to replace lost or damaged keys: \$125.00

Payments: We will not send you a bill. Please mail your payment or bring it into the office. A payment slot has been provided for your convenience. We will accept cash checks, or credit cards for Freedom Vault storage box payments.

Charges in the event of default and auction:

Returned check charge: \$40.00	Charge for Notice of Claim: \$50.00	Charge for auction ad: \$160.00
Charge for conducting sale \$80.00	Charge for judicially evicting a tenant: \$ 450.00	Charge for key replacement: \$125.00

Payments and Notices

Payments may be made in cash, check or credit card. However Lessor may change permitted mode of payment at any time, upon notice to Tenant. It is the Tenant's responsibility to obtain a receipt for each cash payment.

If your payment and all late fees are not received within 90 days after the due date, we will terminate access, process your storage box contents for public auction, currency escheated to State and fees will be assessed. 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 in writing and signed by both management and tenant to be binding. Lessor's agents have no authority to make promises or changes to this agreement unless in writing. We do not assume liability for the goods or items that you store. You may not conduct a business from our facility.

Tenants Initials: _____

Anonymity:

You may choose (optional) to remain anonymous in which case you would use an Alias for the signature card. A 'security questions card' would need to be filled out to use as an identifier in case you forget the access Private Code or have trouble with the Iris scanner. You will also fill out an 'emergency contact card' and place inside your box. This will help us, in the event of foreclosure or abandonment, to have a contact person(s) to remedy the account.

24 Hour Access:

Normal Business hours: 8:30 (A.M.) to 5:30 (P.M.), Monday thru Saturday. After regular business hours, all access is by **Appointment only.**

A FEE OF \$175 WILL BE ASSESSED AFTER THE REGULAR BUSINESS HOURS.

Agreement to and payment of the After Hours Visit rates will be arranged by the Property Manager.

Management and an armed security guard will be on site for all after-hours visits. All non scheduled After Hours visits will require a 2 hour advance notice to arrange personnel to assist you.

Freedom Vault reserves the right to decline any after hour access requests. Acceptance is solely at our discretion. Please do not hesitate to call us if you have any special requirements or questions.

Refunds and Vacating:

The storage box must be vacated on or before the last day of the month for which rent has been paid and all terms and conditions of this agreement are met by the tenant. The storage box vault must be left clean, emptied and in good condition - subject only to wear and tear - and ready to re-rent. Tenant will be responsible for cleaning charges and disposal costs for tenant's failure to remove all contents from the storage box. Tenant's keys must be returned upon vacating.

We do not pro-rate when you vacate a storage box. When you vacate your storage box, only any full month's rent will be reimbursed. There are no exceptions!

Until we are notified in writing with your signature, the only information and telephone number present on the lease are those which you share (if any). Please leave Vault area clear and do not block another tenant's vault door. You must leave us your combination so we can change it for the next tenant.

We will strictly enforce all policies and conditions in our contract. We do not make exceptions!

Tenant Signature

Date

Property Manager Signature

Date

******BE SURE TO FILL OUT THE SECURITY QUESTIONS SHEET******