

JMKS PROPERTIES  
PO Box 346  
Merrifield, MN 56465

Unit Number \_\_\_\_\_

Tenants Name \_\_\_\_\_

Date of Contract \_\_\_\_\_

### STORAGE UNIT RENTAL MONTHLY AGREEMENT

#### Tenant Information

\_\_\_\_\_ Last Name First Name Date of Birth

\_\_\_\_\_ Current Mailing Address Street/City/State/Zip Code

\_\_\_\_\_ Home Phone Cell Phone

\_\_\_\_\_ Additional People with Authorized Access

**Emergency Contact:** \_\_\_\_\_  
Name/Address/Phone Number

**Change of Tenant Information:** *Tenant agrees to notify JMKS Properties of any change in Tenant's mailing address, phone number, or other information to contact tenant. **Change of address must be in writing.***

Tenants Unit Number \_\_\_\_\_ Size ( ) 10x6 ( ) 10x10 ( ) 10x15 ( ) 10x20

#### **PAYMENTS DUE UNDER THIS AGREEMENT:**

Monthly Rent: \$ _____	Initial Late Charge: \$10	Overlocking Unit Charge: \$25
Rent Due Date: 1 <sup>st</sup> of the month	Daily Late Fee: \$1	Charge for notices: \$10
Grace period: 10 days	Eviction Charge: \$100	Returned Mail Charge: \$5
Returned Check Charge: \$30	Cleaning Charge (hourly): \$20	
Tenant Lock Removal Charge: \$25.00	Failure to lock unit charge: \$25	

**TENANT INFORMATION:**

**LANDLORD INFORMATION:**

\_\_\_\_\_  
Printed Tenants Name

\_\_\_\_\_  
Signature of JMKS Agent

\_\_\_\_\_  
Tenant Signature

**Facility Address:**  
21615 County Road 3  
Merrifield, MN 56465

\_\_\_\_\_  
Date

**Payment Address:**  
PO Box 346  
Merrifield, MN 56465  
Phone: 218.270.3372

**NOTICE TO TENANT**

\_\_\_\_\_ Tenant hereby states the he/she has read this agreement and agrees to abide by it including the rules and policies set forth herein. You hereby agree to abide by all State, County and City regulations and Laws, specifically the Fire Code that prohibits storage of flammable or explosive materials.

\_\_\_\_\_ Landlord hereby is granted permission to change tenant's address based on receipt of an Address Service postcard from the US Post Office. Tenants account may be charged \$5.00 for failure to notify landlord of a change of address within a 21 day period.

\_\_\_\_\_ Tenant will furnish his/her own lock for the unit and is encouraged to obtain renters insurance at Tenant's own expense to cover fire, theft, casualty, and other losses. The Landlord is not responsible for damage to Tenant's articles in the Storage Units.

\_\_\_\_\_ Tenant understands that rent is due and payable on the 1<sup>st</sup> of each month. The tenant will not receive an invoice or statement from JMKS Properties for the payment of rent monthly. It is the Tenant's responsibility to pay the rental amount due in a timely manner, and contact JMKS Properties for the amount due if the Tenant does not know the amount due.

\_\_\_\_\_ The Tenant understands that in the process of a criminal investigation, JMKS Properties will furnish law enforcement authorities with access to the storage unit.

\_\_\_\_\_ The Tenant understands that in the event that the rent due fails to be paid for a month period, JMKS Properties will over-lock the unit and an additional fee of \$25.00 will be charged in addition to late fees. After the unit is over-locked the tenant will be notified by certified letter of legal proceedings and the unit will be posted abandoned. The property inside will be seized in accordance with the law and this contract. JMKS Properties may prosecute the Tenant for a criminal act (i.e. breaking and entering, theft of collateral) should the Tenant cut the over-lock off the unit *for any reason*, including but not limited to, the removal of all or part of the property inside.

\_\_\_\_\_ The Tenant understands that a minimum of a 30 day *written* notice is required when vacating the unit. For instance a move-out notice dated on May 23<sup>rd</sup> will result in a June 30<sup>th</sup> move out date. The rent for June will be due on the first of June. All units must be vacated and left unlocked by noon on the last day of the month of intended move out. This contract is on a month to month basis

\_\_\_\_\_ Tenant signature agreement to above terms \_\_\_\_\_ Date