

**Platt's Storage Rental Agreement**  
3680 University Avenue Waterloo, IA 50701

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Name \_\_\_\_\_ Beginning Date \_\_\_\_\_  
Address \_\_\_\_\_ Building# \_\_\_\_\_ Unit # \_\_\_\_\_  
City, State, Zip \_\_\_\_\_ Unit Size \_\_\_\_\_  
Telephone Number \_\_\_\_\_ SECURITY GATE CODE: \_\_\_\_\_

**EMAIL**

Carber Development, LC agrees to rent to the above renter the said unit number for the period of one year.

- 1) The renter agrees to pay rental at the rate of \$ \_\_\_\_\_ plus sales tax of \$ \_\_\_\_\_ for a total of \$ \_\_\_\_\_ per month; beginning on the above date. The renter will pay a deposit equal to one month's full fee, which will be refunded to the renter within 30 days of vacating the premises, providing the unit is in good condition and providing that the obligations of the renter regarding this agreement have been satisfied.
- 2) The renter agrees to pay all rentals in advance, on or before the first day of each month and further agrees to pay an additional fifteen (\$15.00) dollars for each month the rental fee is not paid within five (5) days of the due date. In the event of default, any unused prepaid rent shall constitute liquidated damages. If the renter fails to pay the rental fees as agreed upon or fails to vacate the premises promptly upon expiration of this agreement, then the renter does hereby authorize Carber Development, "to re-enter and take possession of the storage bay and its contents." The renter also agrees to be responsible for contacting Carber Development, LC when a change of address occurs.
- 3) The renter agrees to indemnify Carber Development, LC and hold it harmless from any loss, expense, damages, claims, injuries, actions or causes of action arising directly or indirectly from renter's storage of goods in the storage bay. Renter further assumes responsibility for any damage to real or personal property belonging to Carber Development or other renters, which is incurred through this renter's negligence or malfeasance.
- 4) **Carber Development, LC shall not be liable in any way or to any extent, for or on account of any injury to, or destruction of any property at any time in said storage bay(s). Including, but not limited to damages resulting from wind, fire, rain, or vandalism. Under certain climatic conditions our concrete storage floors will sweat. If a damp floor could cause damage to your goods, Carber Development, LC urges you to elevate your belongings.** All damages must be reported immediately.

*A property of:  
Carber Development, LC*

- 5) The renter agrees to use and occupy the premises only for the storage of personal property and for no other use. Storage and/or dismantling of automobiles or other types of equipment is not permitted on the premises. **No flammable, explosive or combustible materials will be stored in any storage bay. Storage bays may be used for lawful purposes only.**
- 6) This rental agreement shall automatically be extended for another month unless either party delivers to the other party written notice of its intention to terminate this agreement ten (10) days prior to the end of the then current rental month.
- 7) The renter agrees to clear out all his or her belongings and clean the storage bay when moving out and returning the storage bay back to Carber Development, LC. In order to receive the full refund of the deposit, the renter must notify Carber Development, LC on the day of moving out to verify the condition of the rental unit.
- 8) The renter understands that Carber Development, LC does not carry insurance on stored goods nor will be held in any way responsible for loss or damage to such goods. The renter will arrange for his own insurance coverage of stored contents.
- 9) The renter understands that all payments are due on or before the first of the month. If any charge or rent is unpaid by the fifth day following the due date the Owner reserves the right to place Owner's lock on renter's door after the fifth day of the month and until such time as payment of rent has been made. If payment is not paid by the tenth day after the date due, the Owner shall have the right to remove the renter's lock for the purpose of inspecting the unit relative to evidence of abandonment of the unit and Terminate the rental agreement; or Seize and sell the property against which a lien has been attached under Iowa law. A copy of law is available in Main Office. If renter is in default because of non-payment of rent for more than ninety (90) days, Owner assumes the goods are of minimal commercial value and are abandoned and may be disposed of by facility owner.

I agree to the terms and conditions of this rental agreement with Carber Development, LC.

**Renter's Signature** \_\_\_\_\_

**Carber Development, LC Representative** \_\_\_\_\_

**Deposit Received:** \$ \_\_\_\_\_ **Check** \_\_\_\_\_ **Other** \_\_\_\_\_

**Date of Agreement:** \_\_\_\_\_