



6103 KNOBLE RD E (200th ST. E / 204th ST E) FREDRICKSON, WA 98387

POLICIES:

- Rent is due each month on the 1st. Vehicle gate access denied after the evening of the 2nd.
- **Unit will be over-locked after the 2nd day of delinquency.** No access after unit is over-locked until rent is paid in full. OVERLOCKS will be removed at closing on the day payment is received.
- Move outs must be before your next billing due date. We do not prorate out.
- Occupant must give Landlord ten (10) days notice of intent to vacate.
- **Minimum rental period is one month.**
- Manager will place a lock on any unlocked units. All units MUST be locked at all times unless tenant is present.
- **You must check out at the office on the last days of your tenancy. Your lock must be removed prior to move-out. Failure to remove lock will result in the continuing accrual of rent each month until your lock is removed.**
- Any unpaid account balance must be paid in full on move out or balance will be turned over to a company for collection.
- Credit card, cash or money-orders will be the only accepted payment method for pre-lien or lien accounts. NO CHECKS will be accepted.
- Unit must be empty and clean **when vacating.**

Initial: _____

FEES OR CHARGES YOU COULD BE ASSESSED:

- \$20.00 Setup Fee
- \$15.00 late payment fee on the 6th day after rental due date.
- \$20.00 additional late letter fee on the twenty-eighth (28th) day of the month.
- \$35.00 returned check fee on any returned (NSF) check.
- \$55.00 inventory and unit contents preparation for lien sale fee.
- \$35.00 FEE FOR CUT LOCK REQUEST, you must sign request / release form.
- \$20.00 fee for wrong address and/or phone number. It is the tenant's responsibility to notify management of any change of address in WRITING.

Initial: _____

RULES & REGULATIONS:

- **Landlord is not liable for any loss or damage to occupant's goods while stored at this facility.**
- Anyone found on the facility grounds after hours of operation is considered to be trespassing.
- Children must be supervised at all times.
- Pets are NOT allowed on the premises. Exceptions will be made for service animals only.
- No smoking allowed on the premises.
- **No alcohol, drugs, flammable or hazardous materials, or perishable goods are allowed in units or on facility grounds. This also includes food for immediate consumption.**
- No business may be operated or conducted from a storage unit at this facility.
- The storage of live or dead animals is prohibited.
- Occupants are not allowed to live in a unit or onsite at this facility at any time.

Initial: _____

I HAVE READ AND UNDERSTAND AND AGREE TO ADHERE TO THE LEASE AGREEMENT AND THE RULES AND REGULATIONS PRESENTED TO ME.

TENANT SIGNATURE _____ DATE _____

TENANT NAME (Print) _____ UNIT # _____