



1 Kaime Road  
Pittsfield NH 03263  
603-393-2625  
ASPENSELFSTORAGE.NET  
Mailing Address:  
PO Box 84  
Pittsfield NH 03263

# RENTAL AGREEMENT

Must be filled out completely and signed and initial where indicated.

Renter's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Emergency Contact Phone#: \_\_\_\_\_

Driver's License # \_\_\_\_\_ State: \_\_\_\_\_

Storage Facility Aspen Self Storage Pittsfield Unit # \_\_\_\_\_ Space Size: \_\_\_\_\_ (Size is Approximate)

Monthly Rate \$ \_\_\_\_\_ Rental Start Date \_\_\_\_\_

Initials:

\_\_\_\_\_ Subsequent monthly rent due one month from date of this agreement; payable on or before the same day every month thereafter.

\_\_\_\_\_ Late fee charge of 20% of the monthly rate (min.\$20) will be assessed if payment is not received within five (5) days of due date. Defaults on payments are set forth in NH RSA 451-C:7.

\_\_\_\_\_ Unlawful storage of corrosive, hazardous, flammable, poisonous, perishable, or other dangerous substances are prohibited from being stored at this facility. Rented space shall not be used for residential purposes.

\_\_\_\_\_ Aspen Self Storage highly recommends insurance for your personal property. Aspen Self Storage does not provide insurance for your personal property.

\_\_\_\_\_ Pursuant to RSA 451-C:4, Aspen Self Storage has a lien upon all personal property brought onto the premises to secure payment, in full of all rent, charges, fees, expenses, and/or costs of any sale due hereunder.

\_\_\_\_\_ Aspen Self Storage & the Renter agree that the lien on the Renters Personal Property shall also secure the Renters full performance of all terms of this Agreement and shall continue as long as any obligations of the Renter remain outstanding, regardless of who has possession of the personal property and/or whether it has been removed from the premises.

\_\_\_\_\_ Property stored on the premises may be sold to satisfy the lien if the renter is in default per RSA 451-C:8

\_\_\_\_\_ This Agreement is subject to all the additional terms and conditions stated in the rental agreement.

- **RELEASE & INDEMNIFICATION:** The renter, for him/herself and/or his or her successors or assigns, does hereby release Aspen Self Storage (Owner), and its assigns, from and against any loss or damage, including injury or death, to them, their property or third parties, arising out of their rental of the unit or presence on premises. Aspen Self Storage will be free from all claims, demands, actions, damages, attorney's fees, and costs of any nature, made or claimed by any person or entity arising out of the Renter's use of the unit or presence on the property.
- **NOTICES:** Notices that are required shall be delivered by certified mail to respective parties (return receipt required) to the address included in this contract, or other address as is subsequently provided in writing. The Renter is required to provide Aspen Self Storage, via written notice, of any change to address and/or phone numbers. Such notice may be sent to Aspen Self Storage by First Class Mail, or via our Email: [support@aspenselfstorage.net](mailto:support@aspenselfstorage.net)
- **NO WARRANTIES:** Aspen Self Storage denies any implied or expressed warranties, guarantees, or representation of the nature, condition, safety, or security of the premises. Renter acknowledges such disclaimer.

- **RULES & REGULATIONS:** Renter agrees to comply with all rules and regulations of the facility and acknowledges receipt of a signed copy of this executed agreement.
- **REPAIRS:** The Renter shall make no alterations or improvements to the unit without prior written consent of Aspen Self Storage. Should the renter damage the unit or make alterations to the unit without prior written approval from Aspen Self Storage, all costs related to the restoration of the unit to the original condition shall be borne by the Renter.
- **OWNERS RIGHT TO ENTER, pursuant to RSA 451-C:3:** The Renter agrees the owner or/representative of Aspen Self Storage has the right to enter the rented space, without notice to the Renter, in the case of an emergency or to provide services that are necessary or agreed to by the Renter.
- **INSURANCE:** Aspen Self Storage assumes no responsibility or liability under any circumstances for loss, theft, or damage to Renter’s property stored on the premises. The Renter uses Aspen Self Storage to store property at Renter’s own risk. It is Renter’s responsibility to obtain such insurance to cover loss, theft, or damage to Renter’s property. The Renter agrees to not store property with a value greater than **\$5,000** without providing Aspen Self Storage proof of insurance shall be provided within ten (10) days of signing this agreement. Such insurance shall provide a waiver of rights for Aspen Self Storage. Renter hereby waives any claim against Aspen Self Storage for any loss, claim or damage, which is covered by Renters insurance.
- Please list all lienholders for property stored on the premises:

Lienholder	Lienholder Address	Amount of Lien
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- **ASSIGNMENT/SUBLETTING:** Renter shall not assign or sublease the Rented Space at any time.
- **DENIAL OF ACCESS, pursuant to RSA 451-C:6:** Aspen Self Storage representatives may immediately deny the renter and other access to the self-storage property if the owner reasonably suspects the rented space is being used for residential or unlawful purposes. Renter access may also be denied if the renter is in default for a period of five (5) days or more. Such denial of access may last until the unpaid rent, fees, charges and/or other expenses are paid in full.

- DEFAULT/SALE:** Pursuant to **RSA 451-C:8**, following default, Aspen Self Storage may enforce their lien by selling the property stored in the rented space at public or private sale. No sooner than five (5) days after default the renter and any other lienholder identified in the rental agreement shall be notified by first class mail or electronic mail. No sooner than fourteen (14) days after such default a notice of the sale shall be delivered to the renter stating the time and place of sale, the property to be sold, and the amount owed, include but not limited to; rent, late charges, fees and/or expenses. Pursuant to **RSA 451-C:11** If after thirty (30) days the rent, charges, fees/expenses remain unpaid, Aspen Self Storage may remove the renter's lock, remove all personal property from the unit and retain such property and proceed to sell to satisfy the lien. The renter agrees that Aspen Self Storage shall have the fullest discretion allowed by law in the conduct of the sale of the renter's property because of renter's default. The proceeds of any sale shall be first applied to the expenses of the sale, including reasonable attorney's fees, satisfaction of the underlying debt, and then satisfaction of the indebtedness of any lienholder of record. Any proceeds remaining from the sale shall be paid to the renter. Any proceeds, in excess of \$50, that are not claimed after ninety (90) days of the sale will be deemed abandoned and turned over to the State of New Hampshire per **RSA 471-C:19**. If the proceeds of the sale are not sufficient to satisfy the renter's indebtedness to Aspen Self Storage, the renter shall be liable to Aspen Self Storage for the deficiency. In the event the renter shall breach this Agreement, the renter shall be liable to Aspen Self Storage for the payment of all costs of collection and/or enforcement, including reasonable attorney's fees.
- NOTICES:** Any lienholder discovered pursuant to **RSA 451-C:4** shall be given notice of any sale at least fourteen (14) days prior to the date of sale. Any lienholder having a properly perfected lien security interest shall be entitled to remove such property from Aspen Self Storage's possession or from the renter's unit within fourteen (14) days of the date of delivery of the notice of the sale upon payment of all unpaid rents, fees, charges and/or expenses for the rented space. Aspen Self Storage shall not be liable for releasing the renter's property to any such lienholder.
- ABANDONED PROPERTY, Pursuant to RSA 451-C:12:** Aspen Self Storage reserves the right to dispose of personal property without liability if no qualified buyer purchased the personal property per RSA 451-C:8. Aspen Self Storage may also dispose of property if locks have been removed per RSA 451-C:11 and the owner reasonably determines that the personal property has a value of less than \$500. Aspen Self Storage shall notify the renter no later than ten (10) days before disposing of the renter's property that the property will be disposed unless renter pays all rent, charges, fees and/or expenses by the date provided in the notice.

**A. Term:** The term of this Agreement shall be **MONTH-TO-MONTH**, beginning on the date of execution of this Agreement. This Agreement shall continue until either the renter gives notice of move out or the owner gives, not less than thirty (30) days, written notice of termination of this Agreement and stating date of termination. The first five (5) days of the rental month are pro-rated for move-outs. If the renter moves out after the fifth day, the renter shall be liable for the full month's rent.

**B. Access:** Upon placement of property in the unit, the renter shall padlock the unit and is responsible for maintaining control of the keys or combination throughout the term of this Agreement. **ONLY ONE (1) LOCK IS ALLOWED PER UNIT.** The renter shall have access to the unit for the purpose of storing and retrieving items from their unit. Aspen Self Storage may condition the renter's access to the unit for purposes of maintaining security of the Premises, by such means as limiting

hours of operation, requiring identification, use of a keypad entry system, etc. Aspen Self Storage shall be held harmless against any loss sustained by the renter for entry of the unit by unauthorized persons. At the expiration or termination of this Agreement, the renter must remove all property, and leave the unit broom clean. If Aspen Self Storage must clean the unit or dispose of property left on the premises, the renter will be subject to an automatic minimum \$40 cleaning fee.

**C. Rent:** The monthly rental rate is stated in this Agreement. The first month's rent is due on the execution of this agreement. **ADDITIONAL MONTHLY RENT IS DUE (1) MONTH FROM THE DATE OF THIS AGREEMENT, PAYABLE ON OR BEFORE THE SAME DAY EVERY MONTH THEREAFTER, WITHOUT DEMAND OR INVOICE.** Any payment of rent or portion thereof which is more than five (5) days past due, will be subject to a late fee of 20% of the monthly rate but not less than \$20.00 for each month that amount remains outstanding. Late fees will be charged if the payment is denied or returned unpaid. Aspen Self Storage will provide thirty (30) written notice of any increases in rent.

**D. Use & Compliance with the law:** The storage unit shall be used for the storage of personal property owned by the renter. The renter also agrees that the unit will not be used for the conduct of any business or for human or animal occupancy. The renter shall not store, in the unit, any items that are in violation of any ordinance, order, or requirement imposed by the Board of Health, Sanitary Department, Police Department, or other government agency or in violation of any other legal requirements.

**E. Storage of Boat or other motorized vehicles:** If the Unit is used for the storage of a boat or any other motorized vehicle, the renter shall place a drip pan or protective mat under any potential sources of leaks. The negative terminal of any battery must be disconnected, or the battery must be removed from the boat or vehicle. Automobiles must be left in PARK. Chock blocks must secure the wheels of any automobile or trailer. Coolant must be suitable for a minimum of minus twenty (-20) degrees Fahrenheit for the winter.

**F. Condition & Maintenance of the Unit:** The renter acknowledges that the sizes of all units are approximate, and that the actual size of the units may vary slightly from stated measurements. The renter has examined the unit and hereby accepts it as being in good order, condition, and repair. The renter agrees to notify Aspen Self Storage of any defects, dilapidation, or dangerous conditions. The renter shall keep the unit in good order and condition in accordance with this Agreement.

**This Agreement shall be governed by and construed in accordance with the laws of the State of New Hampshire.**

**I HAVE READ AND AGREE TO COMPLY WITH ALL THE TERMS AND CONDITIONS OF THIS AGREEMENT**

**Renters signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**For Aspen Self Storage, LLC:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**THANK YOU FOR CHOOSING ASPEN SELF STORAGE. PLEASE CONTACT US WITH ANY QUESTIONS OR CONCERNS.**

