



CUSTOMER INFORMATION

Please complete all information below.

PERSONAL INFORMATION

Full Name

Date of Birth

Driver's License # / State

Phone Number

Email Address

CURRENT ADDRESS

Street Address

City

State

ZIP

MAILING ADDRESS (if different)

Street Address

City

State

ZIP

EMERGENCY CONTACT

Name

Relationship

Phone Number

I certify that the above information is true and complete to the best of my knowledge.

Signature

Date



UNIT SIZE & RATE DETAILS

Choose the unit size that best fits your needs.

UNIT SIZE	DIMENSIONS (W × D × H)	IDEAL FOR	MONTHLY RATE
10' × 10'	10 ft × 10 ft × 8 ft	Contents of a small bedroom, boxes, small furniture, seasonal items, or 1-bedroom / business inventory	\$80
10' × 15'	10 ft × 15 ft × 8 ft	Contents of a small house or 2-bedroom home: couches, mattresses, dining set, large totes, tools, equipment	\$120

Rates shown match current options on jselfstorage.com/grab-a-unit/. Availability may vary. Units are non-climate-controlled.

SELECTED UNIT (to be completed at move-in)

Unit Number: _____

Size: ☐ 10×10 ☐ 10×15

Monthly Rate: \$ _____ Move-In Date: _____



LOCK PROVIDED WITH \$25 DEPOSIT

A lock will be provided for your unit with a \$25 deposit. The deposit will be returned when the lock is returned at the end of your rental agreement term.

Rates are subject to change with 30 days' written notice.



RENTAL AGREEMENT

IMPORTANT: THIS AGREEMENT CREATES A LIEN ON PROPERTY STORED IN THE SPACE. PROPERTY MAY BE SOLD OR OTHERWISE DISPOSED OF AFTER DEFAULT AS PERMITTED BY ALABAMA LAW.

This Rental Agreement ("Agreement") is made between you ("Occupant" / "Tenant") and J&S Self Storage ("Owner"). This document is a business draft for review by Alabama counsel before use. Blanks should be completed and the fee schedule approved before execution.

1. UNIT INFORMATION

Unit Number		Unit Size	
Monthly Rent (\$)		Move-In Date	
Occupant Name		Phone	
Email			

2. TERM. This Agreement is month-to-month. The tenancy begins on the Start Date and automatically renews monthly until terminated. Either party may terminate by giving at least ten (10) days' written notice before the end of a rental period, unless a different period is required by law. Occupant remains responsible for rent until all property and trash are removed, the Space is broom-clean, the lock is returned (or Occupant's lock is removed), and Owner receives notice that possession has been surrendered.

3. RENT. Rent is due in advance on the 1st day of each month without demand. If rent is not received by the 5th day of the month, Occupant shall pay a late fee of \$20.00. Returned, rejected, reversed, or dishonored payments are subject to the returned-payment fee shown in the Fee Schedule, plus any lawful bank or processing costs. Owner may change rent or other recurring charges by written or electronic notice effective no earlier than thirty (30) days after notice, as permitted by law.

4. SECURITY DEPOSIT / LOCK DEPOSIT. A security deposit is not required. A lock will be provided for Occupant's unit with a \$25 deposit. The \$25 lock deposit will be returned when the lock is returned at the end of the rental agreement term and the unit is left clean, broom-swept, and free of trash and damage beyond ordinary wear, subject to any lawful deductions.

5. USE OF UNIT. Occupant shall use the Space solely for lawful storage of personal property owned by Occupant or that Occupant is legally authorized to store. The Space is for storage only and is not a residence, workplace, office, retail location, or mailing address. Occupant shall not live, sleep, cook, operate a business, receive customers, manufacture goods, conduct repairs, or engage in any other activity from the Space.

6. PROHIBITED PROPERTY. Occupant shall not store explosives, fireworks, gasoline, propane cylinders, fuels, flammable or combustible liquids, hazardous or toxic materials, chemicals, biological waste, controlled substances, stolen property, weapons prohibited by law, ammunition in commercial quantities, food or perishables, animals, plants, unregistered or leaking vehicles, or any property that creates a nuisance, odor, infestation, environmental risk, or danger.

7. NON-CLIMATE-CONTROLLED SPACE. Occupant acknowledges that the Space is not climate controlled. Temperature and humidity may fluctuate, and condensation, dust, insects, rodents, wind-driven rain, and other environmental conditions may occur. Occupant shall use pallets, moisture protection, suitable containers, and other precautions appropriate for the property stored.

8. LOCKS. Units must be secured with a lock. A lock will be provided for Occupant's unit with a \$25 deposit. The deposit will be returned when the lock is returned at the end of the rental agreement term. Owner does not take possession of Occupant's key or combination. Occupant shall keep the Space locked whenever unattended and shall not share access with unauthorized persons. Additional or replacement locks may be obtained by contacting Owner.

9. INSURANCE & RISK OF LOSS. Owner is not a warehouseman or bailee and does not take custody or control of stored property. All property is stored at Occupant's sole risk. Owner does not insure Occupant's property and makes no



representation that the Space or facility is fireproof, waterproof, burglarproof, or protected from casualty. Occupant shall maintain insurance covering the full replacement value of stored property against loss or damage. If Occupant elects not to maintain insurance, Occupant assumes the entire risk of uninsured loss. Any insurance maintained by Owner is for Owner's benefit only and does not cover Occupant's property.

10. LIMITATION OF LIABILITY. To the fullest extent permitted by law, Owner and its members, managers, employees, contractors, and agents are not liable for loss of or damage to stored property or for personal injury arising from theft, vandalism, water, moisture, mold, mildew, pests, fire, smoke, weather, power failure, acts of third parties, or other causes, except to the extent liability cannot lawfully be waived. Any liability not legally excludable is limited to the amount established by applicable law or, if lawful, \$5,000 in total unless Owner accepts a higher declared value in a separate signed writing.

11. INDEMNIFICATION. Occupant shall defend, indemnify, and hold Owner harmless from claims, losses, liabilities, fines, cleanup costs, and expenses arising from Occupant's use of the facility, stored property, guests, breach of this Agreement, or violation of law, except to the extent caused by Owner's conduct for which indemnification may not lawfully be required.

12. CONDITION AND MAINTENANCE. Occupant accepts the Space in its current condition after inspection. Occupant shall keep it clean, dry, and free of trash and pests; shall not alter, paint, drill, wire, nail, attach shelving, or modify the Space without written consent; and shall promptly report damage, leaks, pests, or unsafe conditions. Occupant is responsible for damage caused by Occupant, stored property, or guests.

13. OWNER ACCESS. Owner may enter the Space without Occupant's consent when reasonably necessary for an emergency, to prevent injury or property damage, to comply with law or governmental order, to make repairs, to inspect suspected violations, after abandonment, or to enforce Owner's lien or other rights. When practical, Owner will attempt to provide advance notice. Owner may remove or cut a lock when lawful access is required and may charge the reasonable cost of replacement.

14. DEFAULT AND DENIAL OF ACCESS. Occupant is in default for failure to pay any amount when due, breach of this Agreement or facility rules, providing false information, abandonment, or unlawful or dangerous conduct. Upon default, Owner may deny Occupant access to the Space or property, place an overlock, terminate the tenancy, remove dangerous property, recover possession, and exercise any other remedy permitted by contract or Alabama law.

15. OWNER'S LIEN RIGHTS. Owner has a lien on all personal property stored in the Space for rent, labor, charges, expenses necessary to preserve the property, and expenses reasonably incurred in its sale or other disposition, to the extent provided by the Alabama Self-Service Storage Facility Act. If Occupant remains in default for the statutory period, Owner may enforce the lien through a commercially reasonable public or private sale or other remedy after giving the notices required by law. Occupant may redeem property before sale by paying all amounts necessary under applicable law.

16. MOTOR VEHICLES, TRAILERS, AND WATERCRAFT. No vehicle, trailer, or watercraft may be stored without Owner's prior written approval and proof of ownership, registration, insurance, and operability. Owner may tow or otherwise dispose of such property when authorized by this Agreement and Alabama law. Occupant is responsible for towing, storage, title, notice, and disposal costs.

17. MILITARY STATUS. Occupant shall notify Owner in writing if Occupant is an active-duty servicemember or dependent entitled to protections under the Servicemembers Civil Relief Act and shall provide information reasonably necessary for Owner to verify status before enforcing a lien or sale.

18. NOTICES AND ELECTRONIC COMMUNICATIONS. Occupant authorizes Owner to send notices, billing statements, default notices, and other communications to the mailing address, email address, and telephone number provided by Occupant, including by email or text when permitted by law. Occupant shall notify Owner in writing within ten days of any change. Notices are effective as provided by this Agreement and applicable law.

19. ABANDONMENT. Property remaining after apparent abandonment, surrender, or termination may be treated as abandoned only as permitted by law. Occupant authorizes Owner to remove trash and property reasonably believed to have no commercial value and to charge removal and disposal costs, subject to applicable law.

20. RULES AND CHANGES. The Facility Rules Addendum is incorporated into this Agreement. Owner may adopt reasonable rules for safety, cleanliness, and operation. Material changes will be communicated to Occupant and will apply as



permitted by law.

21. ASSIGNMENT AND GUESTS. Occupant may not assign, sublease, or transfer the Space. Occupant is responsible for all persons allowed onto the property by Occupant and for their compliance with this Agreement.

22. NO ORAL AGREEMENTS; WAIVER. This Agreement, the Rental Summary, Fee Schedule, and signed addenda are the entire agreement. Oral statements do not modify it. A waiver on one occasion is not a continuing waiver.

23. SEVERABILITY AND GOVERNING LAW. Alabama law governs this Agreement. Any invalid provision will be limited or severed while the remainder remains enforceable. Venue shall lie in the Alabama county where the facility is located, unless applicable law requires otherwise.

24. ELECTRONIC SIGNATURES AND COUNTERPARTS. Electronic signatures, electronic acceptance, and counterparts are enforceable to the same extent as originals. Occupant consents to receive and retain electronic records and may request a paper copy.

25. AUTHORITY. An individual signing for a business represents that he or she is authorized to bind the business. The individual and business are jointly responsible unless Owner agrees otherwise in writing.

FEE SCHEDULE

Charge	Amount	When Assessed
Monthly rent — 10×10	\$80.00	In advance on the 1st
Monthly rent — 10×15	\$120.00	In advance on the 1st
Lock deposit	\$25.00	At move-in (refundable upon return of lock)
Administrative fee	\$ _____	At move-in
Late fee	\$20.00	After the 5th of the month
Returned payment fee	\$ _____	Per rejected or reversed payment
Lock cut/replacement	\$ _____	When required due to Occupant default or request
Cleanup/disposal	Actual cost + \$ _____	When trash or property is removed
Lien/sale expenses	Actual reasonable cost	When incurred in enforcement

SIGNATURES

By signing, Occupant acknowledges receiving and agreeing to this Agreement, the Fee Schedule, and the Facility Rules Addendum; confirms that all contact information is accurate; and acknowledges the lien and risk-of-loss provisions. Occupant also acknowledges that a lock may be provided with a \$25 refundable deposit, returned when the lock is returned at the end of the rental term.

Occupant signature

Owner / authorized representative

Printed name

Printed name / title

Date

Date

Driver license / state

Unit number



FACILITY RULES ADDENDUM

These rules are part of the Rental Agreement. "Owner," "Occupant," "Space," and "facility" have the meanings stated in the Agreement.

1. Use the Space only for lawful storage. No living, sleeping, cooking, loitering, parties, retail activity, customer visits, or business operations from a unit.
2. Secure the unit with the provided lock (or another lock acceptable for self-storage use). A lock is provided with a \$25 refundable deposit, returned when the lock is returned at the end of the rental term. Occupant is responsible for replacing lost, damaged, or inadequate locks.
3. Keep doors closed and locked when unattended. Do not share keys or combinations with unauthorized persons.
4. No hazardous, explosive, flammable, toxic, illegal, stolen, odorous, wet, leaking, or perishable materials. No propane cylinders, gasoline, fireworks, or commercial quantities of ammunition.
5. No animals, plants, food, garbage, or property likely to attract pests. Report rodents, insects, water intrusion, or damage immediately.
6. Use pallets or shelving to keep property off the floor. Protect property from humidity, condensation, dust, temperature changes, and weather. Units are not climate controlled.
7. Do not alter the unit, install electrical wiring, drill, nail, paint, attach signs, or modify doors, walls, roofs, or floors.
8. No smoking, vaping, open flames, welding, battery charging, engine operation, fuel transfer, or vehicle repair on the property.
9. Drive slowly and safely. Do not block drive aisles, doors, drainage areas, neighboring units, or emergency access. Load and unload promptly.
10. No dumping. Remove all trash, packing material, pallets, and unwanted property. Disposal and cleanup charges apply.
11. Children and pets must be supervised. Occupant is responsible for guests and contractors.
12. No overnight parking. Vehicles, trailers, or watercraft require advance written approval and must comply with the Agreement.
13. Respect other occupants and nearby property. Excessive noise, threatening behavior, harassment, or unsafe conduct is prohibited.
14. Owner may photograph facility conditions, locks, doors, and visible exterior conditions for operational, safety, and enforcement purposes.
15. Call Owner promptly to report an emergency or unsafe condition. Call 911 for fire, crime in progress, or immediate danger.



MOVE-IN CONDITION & CUSTOMER CHECKLIST

Condition Review

- Door opens, closes, and latches properly
- Walls and roof visually intact
- Floor reasonably clean and dry
- No visible active leak at move-in
- No visible pest activity
- Unit number matches agreement
- Customer has photographed stored property for insurance records
- Customer has received Agreement, Fee Schedule, and Facility Rules
- Customer understands unit is not climate controlled
- Customer understands Owner does not insure stored property
- Customer received facility lock with \$25 deposit (or declined / supplied own lock)

Notes / existing conditions:

I inspected the Space, accept its condition except as noted above, received the applicable documents, and understand the lock-deposit, insurance, non-climate-controlled, and prohibited-property requirements.

Customer signature

Date

Owner representative



MOVE-OUT NOTICE & SURRENDER FORM

Required Move-Out Steps

- Remove all property and trash
- Sweep the Space clean
- Return the facility lock (for deposit refund) or remove Occupant's lock
- Leave door closed and latched
- Pay all outstanding charges
- Notify Owner that possession has been surrendered

Occupant understands that rent and other charges may continue until the Space is completely vacated, the lock is returned or removed, and Owner receives notice of surrender, as stated in the Rental Agreement.

Occupant name	
Unit number	
Notice date	
Planned move-out date	
Forwarding address	
Phone / email	
Reason for move-out (optional)	

Occupant signature

Date

Owner inspection completed by

Date

Final condition / charges

Lock deposit disposition

Legal reference note: Drafted with reference to the Alabama Self-Service Storage Facility Act, Ala. Code Title 8, Chapter 15, Article 2A, including the operator lien and default-sale provisions. Statutory procedures and fee terms should be confirmed by Alabama counsel before implementation, particularly before any denial of access, towing, lien notice, or sale.