



RENTAL AGREEMENT

Location Information:

- Address: 3455 Airport West Drive, Vero Beach, FL 32960
- Phone: 772-279-5756 or 772-205-4650 (Emergency)
- Email: info@veroairportstorage.com

Payments Through:

- Check: Mail or Drop Box at the location
- Cash: On-site Dropbox or in person during working hours, M-F 7:00am – 5:00pm
- Credit Card: In Person, by Phone or Email
- Questions: Call 772-279-5756

Tenant Information:

Name:

Contact Phone Number:

Vehicle Information:

Type (Select One)

- Motor Home
- Boat
- Travel Trailer
- 5th Wheel Trailer
- Other: _____

Name or Description of Storage Item: _____

Length: _____ ft.

License Number (if applicable): _____

State: _____

Term:

Commencement Date:

Month-to-Month Basis: Continues unless 15 days written notice is given to vacate by the tenant or notice is given to quit by the owner.

Rent:

Monthly Rent: \$_____

Standard Pricing:

\$135 per month for a 12' x 35' Space

\$250 per month for a 12' x 50' Space

Larger spaces: Request pricing from the manager.

Due Date: 1st day of each month in advance without demand.

First Payment: Due on move-in day, held in Escrow until the first of the following month.

Late Charge: 10% of the monthly rental fee if rent is not received by the end of the business day on the 5th day after the due date.

Discounts for Prepaying by Credit Card: 6 months Advance payments receive a 2.5% discount. 12 months receive 5% discount on the monthly rental rate. Credit Card must be held on file.

Owner Acknowledgment:

First Month's Rent: \$_____ (Paid on the move-in date)

Signature: _____ (Owner or Representative)

Date: _____

Lessee Agreement:

I AGREE WITH THE TERMS OF THIS LEASE AND THAT ANY CHANGES TO THEM WILL BE IN WRITING AND SIGNED BY BOTH PARTIES.

Lessee Signature: _____

Address: _____

City State Zip: _____

Date: _____

Cancellation and Abandonment:

- The lease is month-to-month and can be canceled at any time with the owner's consent.
- If no payment or new lease request is made within ten (10) days after the end of the lease period, the unit is considered abandoned and removed in compliance with Florida Law.

Use and Compliance:

- Space is for storing or parking licensed recreational vehicles or pre-approved miscellaneous items.
- Comply with laws and ordinances of Indian River County and the State of Florida.
- No residential use of storage space.
- Only one unit is stored per space; nothing on the ground under or around the unit.

Insurance:

- Vero Airport Storage LLC, A.K.A. Sunshine RV, and Boat Storage do not provide insurance for loss; lessees must obtain insurance at their expense.
- Owner not liable for personal injury, property damage, or loss from theft, vandalism, rodents, fire, water, etc.
- Lessee agrees to indemnify and hold harmless the owner against any claims for damages or personal injury.

Lessee Responsibilities:

- Follow all posted rules for facility use.
- Provide the owner with names and identification of permitted persons.
- Protect the property of others:
 - No unsupervised children.
 - No showing or selling property on site.
 - Keep the gate closed.
 - Secure wheel covers and other covers.
 - Keep all animals leashed per County code.
 - Keep lease current.

Owner's Rights and Duties:

- Refuse or not renew leases.
- Assign spaces and provide leases promptly.
- Move items for facility maintenance or improvements.
- Current license plates are required on all units.
- Notify the lessee of changes in rules, leases, and rates.
- Request cash payments if justified.
- Provide a clean, safe, and secure storage facility.

Removal Notice:

- The owner may remove unlawfully parked or placed personal property in storage until charges are paid.
- Notify the sheriff of removal; if the owner cannot be determined, notify the local newspaper via publication.
- If unclaimed within six months, property may be sold and proceeds applied to costs.

Refund Policy:

At Sunshine RV and Boat Storage, we value our customers and strive to provide the best service possible. If you are not satisfied with our services and wish to request a refund, please review our refund policy below:

1. Refund Request Submission: All refund requests must be submitted in writing. You can send your request via email or postal mail to the addresses provided below:

- Email: info@sunshinestorageflorida.com
- Postal Mail: 3455 Airport West Drive, Vero Beach, FL 32960

2. Response Time: We promise to review and respond to all written refund requests within 24 hours of receipt. Our management team will carefully consider your request to determine if a full or partial refund is applicable.

3. Consideration Criteria: Each refund request will be evaluated based on the circumstances provided in your written request. Factors that management will consider include, but are not limited to:

- The reason for the refund request
- The duration of storage service used
- Any issues or problems encountered during the storage period
- The terms of the storage agreement

4. Decision Notification: After reviewing your request, management will notify you of the decision via the same method you used to submit your request (email or postal mail). This notification will include details of the refund amount, if applicable, and any further actions required on your part.

5. Refund Processing: Approved refunds will be processed promptly. The time frame for the actual receipt of the refund may vary depending on your payment method and financial institution.

6. Contact Information: For any questions or additional information regarding our refund policy, please contact our customer service team at:

7. Phone: 772-279-5756

8. Email: info@veroairportstorage.com

We appreciate your understanding and cooperation. Thank you for choosing Sunshine RV and Boat Storage.

Sunshine RV and Boat Storage Management

Acknowledgment:

I have read, understand, and agree to the above rules and regulations. By signing this agreement, I will abide by these rules.

Lessee Signature:

Signature: _____

Expected Move-in Date: _____

This document ensures clarity and organization for the lessee and the owner, covering essential terms, contact details, rent information, and responsibilities.