



Reserved Parking Space _____

My Garage Business Park

17968 FM 2493, Flint, TX 75762

PARKING SPACE RENTAL AGREEMENT

Reserved Parking Space _____ Type of Vehicle _____ Plate# _____

Complete if applicable:

Make _____ Model _____ Color _____ Year _____ State _____

Monthly Rent \$ _____ Lease Start Date _____ Lease Expiration Date _____

Tenant Name _____ Spouse or Partner Name _____

Business Name _____

Mailing Address _____ City _____ State _____ Zip Code _____

(Please note: It is the tenant's responsibility to ensure owner/management has the current mailing address.)

Email Address _____

Mobile # _____ Business # _____ Home # _____

Driver's License # _____ DOB _____

Employer's Name of Tenant if unit is not leased for business _____

Employer's Address _____

The following tenant(s), _____, agrees to storage building located at above address, Reserved Parking Spot _____ from My Garage Business Park owner(s).

The term of this agreement is month-to-month with a minimum term of _____ months starting and continuing until terminated by either party with thirty (30) day notice as provided in this agreement.

A security deposit of \$ _____ is also required. *This deposit is refundable to the tenant at the end of the rental agreement, if the unit is returned in the same condition it was leased and the tenant is not in default.* Either party must give the other a written notice of at least thirty (30) days prior to the end of any rental month if either desire to end the agreement.

Payments are due by the 1st of the month and late on the 5th day of the month. A late fee of \$25 will be charged to the account on the 5th and due and payable with the monthly rent. The late fee is subject to change.

Payments should be made payable to **My Garage Business Park** and may be paid as follows:

Mailed or hand delivered to: 17968 FM 2493 #7, Flint, TX 75762 or in the drop box onsite.

AppFolio: Visit southpointpminc.appfolio.com fill in the fields with your name, phone and email. You will receive an email with a link to your personal, secure online portal. Create a password and access right away!

Onsite: Checks/Cashier Checks may be placed onsite in the box.

Tenant agrees to the following:

1. In the event a check is not honored a fee of **\$25.00** shall be due immediately. Money Orders and Cashiers Checks will only be accepted thereafter.
2. Owner is not responsible for security.
3. **Risk of Loss: All property stored within the unit shall be at Tenant's sole risk except for losses resulting solely from the intentional conduct of the Owner. Owner does not provide protection or security for the complex nor does Owner take custody or control over the contents of the vehicle parked in the reserved parking spot. Owner shall not be held responsible for loss or damage to any of Tenant's property when such loss or damage is caused by the negligence of third parties, other Tenants, rodents, insects, or act of God. Tenant agrees to carry insurance for vehicle(s) parked.**
4. Tenant shall not store any hazardous, explosive, flammable, illegal, or combustible materials in the vehicle.
5. Tenant is responsible for keeping vehicle and surrounding area clean and free from oil and grease.
6. Tenant acknowledges the vehicle is not to be used as a dwelling including overnight stays, place of business or for any purposes other than parking. Tenant shall not keep any pets or animals in the facility.
7. Tenant may not store anything outside of the vehicle.
8. Owner and/or managing agent has the right to enter vehicle for inspections.
9. Tenant agrees not to disturb or create conflict with tenants or neighbors who may be living on or near the premises adjacent to the facility. Loud noises are not permitted in the around the premises.
10. No doorways or walkways are to be blocked at any time, and no unmovable items may be left outside of the facility or on the common driveway or parking areas. No car parts are to be stored outside of the storage building.
11. Any item left outside, including a non-operative vehicle, will be removed at the tenant's expense, if left unattended for mor than three (3) days.
12. Tenant shall not assign or sublet the reserved parking space *without written approval from owner/management*.
13. In the event the premises are damaged by fire or other casualty, and rendered unusable, either party may cancel this agreement.
14. In the event the tenant fails to pay rent due under this agreement, or in any way breaches this agreement, this agreement is terminated and if local law permits the landlord may tow the vehicle(s) (at the tenant's expense) belonging to the tenant. In addition, for any unpaid rent or damages, landlord shall have the right to sell the property a public or private sale to recoup any losses.

I acknowledge that I have read and understand this agreement and have been given a copy on this date _____.

Tenant _____

Date _____

Tenant _____

Date _____

Owner/Manager _____

Date _____