

## WESTSIDE BOAT & RV STORAGE APPLICATION GUIDELINES

- ☐ **Application:** All documents must be completed, and signed or initialed where indicated.
- ☐ **Move-in funds:** The first month's rent is due at signing. A security deposit of \$50.00 and a non-refundable \$35.00 accounting fee are required as well. We accept Cash, Cashier's Checks, Personal Checks and Money Orders for all move-in money.
- ☐ **Photo ID:** Required for all applicants; i.e. driver license, military ID or state ID, is required at the time of signing.
- ☐ **Other requirements:** Please bring proof of registration and proof of insurance for vehicle.
- ☐ You will receive your space number and gate combination when all above items have been satisfied.

Bring all documents to: **950 County Square Dr, Ste 215, Ventura, CA 93003**

For more information, call 805-644-1411 or 805-339-0300. FAX: 805-339-2737

## RENTAL AGREEMENT

The undersigned designates as "Tenant" hereby rents from **COASTAL VIEW PROPERTY MANAGEMENT** ("Landlord") and Landlord agrees to rent to tenant those certain premises described in item 8 of Exhibit A attached hereto and incorporated herein by reference (Exhibit A"), Hereinafter referred to collectively as the "Premises," located at **283 West Lewis St., Ventura, California 93001**, which Premises are included in a larger facility located at such address and containing similar leased real property and common areas for use of Tenant and other tenants ("Facility") on the following terms and conditions:

- 1. TERM.** The term of this Agreement shall commence as of the date written in Item 9a of Exhibit A and shall continue from the first day of the month immediately following on a month-to-month tenancy unless otherwise provided in item 9b of Exhibit A.
- 2. RENT AND FEES.** Monthly rent in the amount indicated in Item 10a of Exhibit A is payable by Tenant to Landlord or to Landlord's designated agent without deduction, prior notice, demand or billing statement, in advance upon the 1<sup>st</sup> day of each and every calendar month. **TENANT UNDERSTANDS AND AGREES THERE WILL BE NO MONTHLY STATEMENTS.** Tenant shall also pay to landlord a one-time non-refundable bookkeeping fee in the amount indicated in item 10b of Exhibit A. A **\$25.00 LATE FEE** will be added in the event that rent is not paid within 3 days from the due date. For any check returned by Tenant's Bank, the Tenant shall also pay a charge of **\$25.00**. All fees, to the extent imposed, shall be regarded as additional rent and are due immediately. All rents shall be pro rated to the first of the month.
- 3. DEPOSITS.** Tenant shall pay in advance a security, cleaning and damage deposit in the amount indicated in item 10c of Exhibit A to be held by Landlord for Tenant's faithful performance of the items of this agreement, and for cleaning and repair of the premises after surrender by Tenant. The deposit shall be returned to Tenant within Two Weeks after tenant both relinquished the Premises to Landlord and pays for all charges for cleaning, repairing and replacement of any missing items. In addition, at Landlord's sole option, Landlord may retain any amounts necessary to compensate Landlord for rent due and unpaid under this agreement.
- 4. USES AND OCCUPANCY AND COMPLIANCE WITH LAW.** The Premises and to be used only for storage of personal property and household good owned by Tenant. Since Tenant store goods without Landlord's Knowledge, supervision, or control, it is specifically agreed that Landlord is not concerned with the kind, quality, or value and any goods stored by the Tenant pursuant to this agreement or admission by Landlord that Tenant's stored property has any value or all personal property stored pursuant to this Agreement be deemed to excess \$5000.00 Nothing herein shall constitute and Agreement or admission by Landlord that Tenant's stored property has any value, nor shall anything herein after the release of Landlord's liability set forth in paragraph 14.  
  
Tenant further agrees that the Premises will not be used for operation of any business or for human or animal occupancy. Trash or other discarded materials shall not be allowed in or near the Premises and/or the Facility. The storage of welding, toxic, flammable, explosive, or other inherently dangerous materials is prohibited. Vehicles or other similar fuel-driven equipment may be stored only if the fuel tanks are empty. Tenant shall not store in the Premises any items which shall be in violation of any order or requirement imposed by any Board of Health, Sanitary Department, Police Department or other government or governmental agency or in violation of any other legal requirement, or do any act or cause to be done any act which created or may create a nuisance in, upon or connected with the Premises or the Facility.  
  
Use of the courtesy trailer, vehicle wash racks and trash containers are permitted with manager's permission only or as provided in published rules. The manager for such equipment may require an additional deposit or fee.  
  
In the event the Premises are damaged or destroyed, this Agreement shall automatically terminate.
- 5. ACCESS.** In Landlord's sole discretion, Tenant's access to the Premises and Facility may be conditioned in any manner deemed reasonable necessary by Landlord to maintain order and protect security on the Premises and the Facility, Such measures may include, but are not limited to limiting hours an days or operation, requiring verification of Tenant's identity, and requiring Tenant to sign in and out upon entering and leaving the Premises; guests of Tenant **MUST** be recorded in sign-in sheet.
- 6. RULES.** Tenant agrees to abide by all Landlord rules and policies that are posted and are now in effect and as they may be modified or adopted the future. Landlord agrees to post at the Facility said rules and, upon request of Tenant, to supply written copies of said rules to Tenant. Violation of any rule shall be grounds for immediate termination of this agreement.
- 7. CONDITIONS AND ALTERATION OF PREMISES.** Tenant has examined the Premises and hereby accepts them as being in good order, condition and repair. Tenant agrees to immediately notify Landlord of and defects, dilapidations or dangerous conditions. Tenant agrees to keep the Premises in good order and condition and to pay Landlord promptly for any repairs of the Premises caused by Tenant's negligence or misuse or the negligence or misuse of Tenant's invitees, licensees, and guests. Tenant shall make no alterations or improvements of the Premises except with the prior written consent of Landlord. Should Tenant damage the Premises, or make alterations or do painting or redecoration, without the prior written consent of Landlord, all costs necessary to restore the premises to its prior condition shall be borne by the Tenant.
- 8. INSPECTION.** Landlord may enter the premises for the purposes of inspection without prior notice to tenant whenever Landlord believe that any hazardous or nuisance has been created or is occurring in the Premises, or for repairs to the interior or door of the Premises.
- 9. TERMINATION.** Either Landlord or Tenant may terminate the tenancy created by this Agreement, by the giving of 14 days written notice to the other. As a condition for such termination, and prior return of any deposit, Tenant shall completely vacate the Premises leaving them in a good and clean

**COASTAL VIEW PROPERTY MANAGEMENT**  
950 County Square Drive, Suite 215 • Ventura CA 93003  
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condition, reasonable wear and tear excepted and allow Landlord to inspect the Premises in Tenant's presence to verify the final condition and content of the Premises. As a further condition of termination, Tenant shall leave a forwarding address where Tenant may be served by certified mail in any action to recover unpaid rent or for damages to the premises.

**10. DEFAULT.** In addition to such liens, and remedies provide by law, which shall be cumulative herewith, TENANT'S PROPERTY NOR OR AT ANY TIME HEREAFTER STORED ON THE PREMISES SHALL BE SUBJECT TO A CLAIM OF LIEN IN THE EVENT RENT, LABOR OR OTHER CHARGES (PRESENT OR FUTURE) INCURRED UNDER THIS AGREEMENT REMAIN UNPAID FOR 14 CONSECUTIVE DAYS. Thereafter, Landlord is authorized to sell such property at public sale upon such notice as required by law, and, in the event of sale, to apply such portion of its proceeds therefrom in payment of rent or other indebtedness hereunder of Tenant to Landlord, as is necessary to pay same. Such sale is authorized under California Business and Professions Code Sections 21700 et seq.

The parties hereto further agree that, upon failure by Tenant to pay sums due to Landlord for 14 consecutive days, Landlord, at its option, may reasonably presume that Tenant has abandoned the Premises and any personal property, on or about the Premises.

In exercising its right hereunder, Landlord shall have the right to forcibly re-enter and take possession of the items stored in rental space including the right to break any locks affixed to the rental Premises.

Notices whenever required hereunder shall be deemed actually served upon deposit in any receptacle of the United States Postal Service, postage prepaid and properly addressed to the intended recipients at the address indicated above by certified mail. All charges incurred by Landlord in connection with its pursuit of remedies for default shall be collectable from tenant on demand by landlord.

**11. ASSIGNMENTS OR SUBLETTING.** Tenant shall not sublet or assign all or any portion of the Premises or Tenant's interest therein.

**12. ATTORNEY'S FEES.** If legal action shall be undertaken by Landlord for any portion of the Premises or Tenant's interest therein.

**13. INDEMNITY.** Tenant for himself, his agents, executors, administrators, and assigns hereby indemnify and agree to hold Landlord, his agents and assigns, free and harmless from any and all claims, demands, actions, causes of action, damages, attorney's fees and cost of every kind and nature whatsoever, that are hereafter made or brought by any person or entity whatsoever as a result of or arising out of Tenant's use or occupancy of the Premises or of any courtesy equipment provided by Landlord to Tenant, including, but not limited to, wash racks, trash containers and trailers. In addition Tenant shall, upon demand of Landlord, his agents or assigns, provide at his own cost all necessary defense of Landlord of any such claim, demand, action or cause of action.

**14. RELEASE OF LANDLORD LIABILITY.** As a further consideration for the use and occupancy of the Premises, Tenant for himself, his agents, executors, administrators and assigns does hereby agree that Landlord, his agents, employees and assigns shall not be liable to tenant, his agents, administrators, executors and assigns, guests, licenses, or invitees for any loss or damage, injury or death caused to them or their property, as a result of the use and occupancy of the Premises. It is further agreed that any stored property is placed in the space at Tenant's sole risk, and Landlord and Landlord's agents, employees and assigns shall have no responsibility or liability for any loss or damage to said property from any cause whatsoever. It is agreed by Tenant that this release of Landlord's liability is a bargained for condition of the rent set forth herein, that Landlord does not carry insurance to cover losses or damages to Tenant's property from any cause whatsoever, and that were Landlord not released from liability as set forth here, a much higher rent would have to be agreed upon. Tenant further acknowledges that insurance is available from independent insurance companies to protect Tenant in the event of theft, damage, or destruction of his stored property. In the event tenant acquires such insurance, Tenant expressly agrees that the carrier of such insurance shall not be subrogated to any claim of Tenant against Landlord, or Landlord's agents or employees safely kept, nor that it will be secure against theft, nor that the Premises are secure against hazards caused by water, fire, or the elements of weather or earthquake or other seismic activity.

**15. SECURITY OF PREMISES.** Tenant agrees to be solely responsible for providing such locks or other security devices as Tenant desires, for security access to the Premises. In the event such locks or security devices are rendered ineffectual for their intended purpose from any cause, or the Premises are rendered insecure in any manner, Landlord may, at its sole option take whatever measures deemed reasonable necessary by Landlord to re-secure the access to Tenant's Premises under this paragraph shall not alter the limitations upon Landlord's liability set forth in paragraph 14 of this agreement, nor shall such measures be deemed a conversion of Tenant's stored property.

**16. NOTIFICATION OF CHANGE OF ADDRESS.** Tenant shall give Landlord written notice of any change in names and/or addresses given by Tenant in Item 1-5 of Exhibit A within ten (10) days of such change, specifying Tenant's current residence and business address and telephone numbers and the current name and address of Tenant's "Additional Contact."

**17. SUCCESSION.** All of the provisions of this agreement shall apply to, bind and be obligatory upon the heirs, executors, administrators, representatives, successors and assigns of the parties hereto.

**18. CONSTRUCTION.** Whenever possible, each provision of this agreement shall be interpreted in such manner as to be effective and valid under applicable law, but, if any provision of this agreement shall be invalid or prohibited under such applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity without invalidating the remainder of such provisions or the remaining provisions of this agreement.

**19. TIME.** Time is of the essence of this agreement.

This Agreement has been executed on this \_\_\_\_\_ day of \_\_\_\_\_

By \_\_\_\_\_  
Manager

\_\_\_\_\_  
Tenant

COASTAL VIEW PROPERTY MANAGEMENT  
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**EXHIBIT A TO RENTAL AGREEMENT****--TENANT--****CO-TENANT****1. Name** \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone (\_\_\_\_) \_\_\_\_\_

**2. Employer** \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Work Phone (\_\_\_\_) \_\_\_\_\_

**3. Name** \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone (\_\_\_\_) \_\_\_\_\_

**4. Employer** \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Work Phone (\_\_\_\_) \_\_\_\_\_

**5. Additional Contact for Notice Pursuant to CAB & P Code § 21700 ET SEQ in Event of Default on Payment by Tenant:**

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_

**6. Tenant ID**

Drivers License # \_\_\_\_\_ State \_\_\_\_\_

Social Security # \_\_\_\_\_

**7. Co-Tenant ID**

Drivers License # \_\_\_\_\_ State \_\_\_\_\_

Social Security # \_\_\_\_\_

**8. Premises**

Enclosed Unit Number: \_\_\_\_\_

Size: \_\_\_\_\_

Vehicle Space Number \_\_\_\_\_

Size: \_\_\_\_\_

**9. Terms:**

Commencement Date: \_\_\_\_\_

Tenancy:

\_\_\_\_\_ (1) Month to Month unless (2) below is checked  
and completed.\_\_\_\_\_ (2) Other \_\_\_\_\_  
(10% Off if paid 12 months in advance.)**11. Receipt**Receipt by Landlord of the following amounts is hereby  
acknowledged:1<sup>st</sup> Month's Rent \$ \_\_\_\_\_

Additional Advance Rent \$ \_\_\_\_\_

Bookkeeping Fee \$ 35.00  
*One Time Charge*Security and Damage Deposit \$ 50.00  
*Refundable*

TOTAL \$ \_\_\_\_\_

**10. Rent, Fees & Deposits:**

Monthly Rent \$ \_\_\_\_\_

Bookkeeping Fee \$ 35.00Security and Damage Deposit \$ 50.00By \_\_\_\_\_ Date \_\_\_\_\_  
*Manager*

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**ADDENDUM TO STORAGE RENTAL AGREEMENT**  
( Motor Vehicle / Boat )

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**INFORMATION FOR VEHICLE / BOAT**

Make \_\_\_\_\_ Model \_\_\_\_\_

Year \_\_\_\_\_ Length \_\_\_\_\_ Body Style \_\_\_\_\_

Vehicle License No. \_\_\_\_\_ State \_\_\_\_\_

Expiration Date \_\_\_\_\_

Vehicle Identification No. \_\_\_\_\_

Boat CF No. \_\_\_\_\_

Registered Owner's Name \_\_\_\_\_

Lien holder of Record \_\_\_\_\_

Other Vehicle Stored in Space \_\_\_\_\_

I certify the information above is true and correct to the best of my knowledge and describes the motor vehicle placed or to be placed in Vehicle Space No. \_\_\_\_\_, rented pursuant to the Self Storage Rental Agreement dated \_\_\_\_\_ between \_\_\_\_\_ as Tenant(s) ("Agreement"), the terms of the agreement are hereby incorporated herein by reference for all purposes.

**NOTE: Registration must be kept current or proof of non-operation must be shown.**

\_\_\_\_\_  
Tenant(s)

\_\_\_\_\_  
Date

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## STORAGE RULES

You may not rent storage space for the following uses:

1. Sanding, spray painting or welding.
2. Auto repair, full time or for hire.
3. Living animals or animal carcasses.
4. Gasoline, explosives, paint, flammable or corrosive chemicals, hazardous materials.
5. Use as a full time shop facility.
6. Lodging or sleeping facilities.
7. Exterior display of signs of any type, for any purpose.
8. Any use that violates zoning, fire or other governmental regulations.

*Remember, by contract and law, we are not responsible for any loss or damages to the contents of your space. We recommend content insurance to all our customers. Our manager can give you information on how to insure your space.*

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**Tenant Initials**

**ADDENDUM TO SELF-STORAGE RENTAL AGREEMENT**  
(TENANT REPRESENTATIONS)

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The undersigned tenant hereby certifies the following:

**TENANTS STORE GOODS AT THEIR OWN RISK**

1. I understand that the California Services Self-Storage Facility Act governs the Rental agreement between Landlord and myself.
2. I understand that landlord is renting space for the tenants' self-service use and is not a bailer or warehouseman in the business of storing goods for hire.
3. I have received a copy of the completed Rental Agreement and understand the provision that states the Landlord is not responsible for loss or damage to property in my storage space.

**INSURANCE IS TENANTS RESPONSIBILITY**

4. I understand that the Landlord does not provide insurance coverage on any personal property in my storage space.
5. I have been given a brochure, which explains the optional Customer Storage Insurance that is available to me.

This is an addendum to, and made part of, a rental contract dated \_\_\_\_\_.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

As checked below I will obtain Insurance coverage on property in my storage space for its actual cash or be "self-insured" (personally assume risk of loss):

From my own Insurance Agent

Self Insured

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## **IMPORTANT PLEASE READ**

1. Your space number is \_\_\_\_\_
2. Your rent is now paid to \_\_\_\_\_ Your next payment of \$ \_\_\_\_\_ is due the first of \_\_\_\_\_ . Each month thereafter \$ \_\_\_\_\_ will be due by the first of the month.
3. Your rent is always due in advance by the first of each month. If it is not paid by the 3<sup>rd</sup> a \$25.00 late charge will be added.
4. If your rent is not paid when due, you run the risk of having your goods sold at public auction in accordance with the law and your executed lease.
5. **WE DO NOT SEND BILLS.** Mail or bring your rent payment to this office. Make your check payable to **Coastal View Property Management**, and **be sure to put your space number** on the check. Rent payment can be dropped through the slot located in left lower window in the front door or in mailbox by front walk.
6. You will be assessed a \$25.00 service charge for checks returned by your bank.
7. If you have a change of address or telephone, please advise us.
8. **Please notify us two weeks before you vacate.** The minimum term and rent is one month. You must notify us IN WRITING of vacating and be paid in full and your space left clean and undamaged to entitle you to a refund of your Security Deposit.
9. Remember – we are not liable to you for any DAMAGE or LOSS to your stored goods.
10. Our current office hours are 9:00 a.m. to 3:00 p.m. Monday through Friday. (Saturday by appointment only)
11. **Our current gate access hours are: 24 Hrs. a day**
12. Your current gate combination is: \_\_\_\_\_ # \_\_\_\_\_.
13. The office will be closed Saturdays and Sundays and on all Holidays. Please do not disturb the managers during those times.
14. OVERLOCK: If rent is not paid by the end of the month access will be denied.
15. **Unused rent will not be refunded.** Almost all new tenants rent at the beginning of the month so the unit lays vacant for that time if move out occurs during the middle of the month.

\_\_\_\_\_  
Tenant

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