



LOFTS

Professionally managed by DOMUS[®]INC.

Storage Locker Application

This agreement to lease dated this _____, 20__ is between:

_____ (RENTER) AND URBN Lofts c/o Domus Inc. (LANDLORD).

For storage locker _____.

The LANDLORD hereby agrees to leave to you, the RENTER, 1 storage locker as indicated above from _____ (START DATE).

This agreement will revert to a month-to-month agreement after the fixed term end date. After the end of the fixed term, the RENTER or the LANDLORD may end this agreement by providing a minimum 60 days written notice to the other party. For a fixed term agreement, notice cannot be effective before the last date of the fixed term.

RENT

The monthly rent of the storage locker is \$25 /month. This will be charged on the first business day of the month. Payment will be made via: **(check off payment method chosen)**

- Preauthorized Payment Form (same as PAD used for rent payments)
- Preauthorized Payment Form (different from the PAD used for rent payments)
- Post-Dated Cheques (to be submitted with this agreement)

In the event of nonpayment or a bounced payment, the RENTER has 10 days to pay from the due date or the parking spot will be forfeited immediately.



Professionally managed by DOMUS[®]INC.

The RENTER hereby offers to lease from the LANDLORD the premises as described herein on the terms and subject to the conditions as set out in this agreement.

Tenant Insurance

All residents should have tenants insurance, which would also cover their storage locker contents.

Storage Limits

The resident shall not use or permit the unit to be used for storage of flammable substances, fertilizers, explosives, animals, or any other hazardous materials or substances or other articles which may constitute a nuisance, hazard or danger to the landlord, the premises, and/or other residents. The resident shall not introduce any heating device into the unit.

Resident Risks

The resident assumes all risk in relation to the loss or damage to the contents of personal property of the resident in the unit from any cause whatsoever. The resident should have TENANTS INSURANCE to protect their belongings. The landlord shall have no responsibility or liability for the loss or damage to such contents from any cause whatsoever. The resident, and the resident on behalf of the insurer, shall waive any rights of subrogation to any claim that the resident may make to that insurer or against the Landlord for any liability relating to the loss of, or damage to, such contents or personal property. The resident hereby agrees to indemnify the Landlord and all their related agents, and to hold and save the Landlord harmless from any loss, damage, expense, or claim arising from the resident's act's or omissions, and the Landlord shall not be liable to the resident for any loss or damage that may result from, or through the act or omission of other residents or of any other person. Live animals are not to be stored in the locker.

Entry by landlord

Entry of Locker Unit by Landlord: The Landlord reserves the right to enter the unit without notice, for the purpose of inspection whenever the Landlord deems that repairs are necessary, any hazardous condition exists, or for any other breach of this agreement.

Vacating the locker

Upon vacating the locker, the resident is responsible to clean their unit. Provided that the Landlord is satisfied with the condition of the unit and it is left in an undamaged and clean condition, there will be no chargebacks for extra cleaning or damages to the resident. The resident shall notify the Landlord when all contents have been removed from the unit, including the resident's lock. The resident shall be liable for rent until all conditions for vacating are fulfilled. The Landlord may deem the unit abandoned along with the contents, therefore and upon ten (10) days notice in writing, sent by email to the resident at the above address, the Landlord may retake possession of the unit and sell the contents thereof to satisfy all monies due to the Landlord for arrears of rent, cleaning, and/or damage charges and all other associated costs. NSF Cheques: any bounced payments shall be subject to an additional charge of \$25 each.

[signature page to follow]

URBN

LOFTS

Professionally managed by DOMUS[®]INC.

By signing below, the parties hereto acknowledge that they have read, understood and agree to the details of this storage locker agreement:

RENTER SIGNATURE

DATE

RENTER CONTACT INFO

Email: _____

Phone: _____

LANDLORD SIGNATURE

DATE

LANDLORD CONTACT INFO

Email: _____

Phone: _____

\$10 fee: Paid OR On file **Pass:** NEW OR Locker number # _____

DATE AND TIME RECEIVED: _____

Resident Services: Copy of Agreement Parking Database Email Sent