

LAKESIDE TERRACE STORAGE CUSTOMER INFORMATION SHEET

(To be completed by Homeowner(s)/Tenants

Homeowner (s)/Landlord/Tenant (Names) _____
(Tenant's must provide Landlord Name)

Home Phone Number/Contact/Emergency #'s or email _____
(Tenant's must also provide Landlord contact# (s)

Driver's License # _____ State Issued _____ Wrk # _____

License Plate # _____ State Issued _____ Expiration Date _____

Mailing Address _____

City _____ State _____ Zip Code _____

Others authorized for access to storage yard

Homeowner/Tenant Signatures

Date

Description of stored item:

LAKESIDE TERRACE RULES AND REGULATIONS

- 1. Provide Le Valley Realty with current mailing address and notify in writing Of any changes with address.**
- 2. Keep the storage lot gate locked at all times.**
- 3. If key is lost or misplaced, a replacement key charge of \$5.00 will need to be collected before issued new key.**
- 4. Do not endanger others.**
- 5. Return key to LeValley Realty when your agreement contract is terminated.**
- 6. Properly dispose of any unwanted items**
- 7. Do not store hazardous or flammable materials in storage area.**
- 8. Disabled vehicles, friends or unauthorized vehicles will be towed and fined a \$50.00 fee. Homeowner will no longer receive access to storage lot. They can contact the board by attending a meeting in person to appeal decision.**
- 9. Pay rent when due.**

Late Payment Policy

- 1. When rent is 30 days past due, a notice will be sent to homeowner and a late fee of \$10.00 will be charged.**
- 2. When Rent is 60 days or more past due, your vehicle will be removed from the storage area at the expense of the home owner.**

General Information

Lakeside Terrace Association will refund rent, but will prorate your last month's rent following a one-month minimum.

I have read and agree to the rules of the LTTA storage lot area.

Signature of Tenant/Homeowner:

Le Valley Realty LLC
1365 E. Parks Hwy
Suite 205
Wasilla, Alaska 99654

PHONE (907) 376 0210
E-MAIL lib@mtaonline.net

RENTAL AGREEMENT BETWEEN

**LE VALLEY REALTY, INC.
Lakeside Terrace Homeowners
Association (Landlord)**

AND _____, "Homeowner", enter into the following Rental Agreement.

STALL# ___ RENTED-Homeowner agrees to rent from Lakeside Terrace HOA for stall # ___ located at the Seneca Ave storage area, Wasilla, Alaska as follows:

SEASONAL TERM-This Rental Agreement constitutes a Rental agreement by homeowner from the 1st day of month _____ Year _____ to the last day of month _____ Year _____.

OR

ANNUAL TERM-This Rental Agreement constitutes a 1 year rental agreement by homeowner from month _____ through December, _____.

1. **RENT**- The monthly rent for stall# _____ shall be \$20.00 payable to Lakeside Terrace. **For a seasonal rental space, rent is payable in advance for the entire seasonal storage period of time. For an annual rental space, rent is payable six months in advance (January thru June and July thru December).** Rent paid more than 30 days late, will be charged a \$10.00 late fee. If Rent is 60 days past due, the board will take action to have the vehicle removed from the storage area at the expense of the homeowner. **Rent is Refundable** and will be prorated.
2. **DENIAL OF ACCESS**-Homeowners will be notified of a key lock change if the grounds committee reports unknown vehicles, disabled vehicles or other instances that affect the security and safety of the storage lot. If the homeowner has violated the rules of the storage unit, they will be denied access. They can attend a board meeting to discuss the situation in person.
3. **HAZARDOUS AND TOXIC MATERIALS PROHIBITED**-Homeowner is strictly prohibited from storing or using materials on the premises classified as hazardous or toxic under any local, state or federal law or regulation, and from engaging in any activity which produces such materials. Tenant's obligations of indemnity as set forth in this agreement herein specifically includes any cost, expenses, fines or penalties imposed against Lakeside Terrace HOA, arising out of storage or use of any hazardous or toxic material by Homeowner, Homeowner's agents, employees, invitee, or guests.
4. **NOTICES**-Any notice which either party may or is required to give may be given by mailing the same, postage pre-paid to Homeowner at the address given by Homeowner, or to the Le Valley Realty at the address shown above, or such other places as may be designated by parties from time to time. Homeowner agrees to provide Le Valley Realty with Homeowners' current mailing address and to notify Le Valley Realty in writing of any changes in Homeowners address.
5. **HOMEOWNER DUTIES**- Homeowner duties are set forth in the Rules and Regulations for Lakeside Terrace storage area. Homeowner understands that Lakeside Terrace HOA reserves the right to change and amend rules and regulations and that the most recent and binding version of said rules and regulations will be that copy posted in the office of the Landlord. (Lakeside Terrace Club House).
6. **INSPECTION**- Homeowner agrees that they have inspected the stall# _____ and the common area and find them to be satisfactory for Tenant's use as storage.

Dated at Wasilla, Alaska this _____ day of _____ 20_____.

I have read the Rental Agreement, and Storage Rules and Regulations, and I agree with all terms and conditions. If more than one Homeowner executes this Rental Agreement, then all Homeowners are jointly liable)

Homeowner/Landlord/Tenant _____ Homeowner/Landlord/Tenant _____

Rent will be paid to storage lot volunteer committee (Call John Scott-373-2798 ips1957ak@gmail.com) at the time of registration. Please sign rules & regulations form and complete the registration form as well.

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