

Dillon Valley West (DVW) STORAGE LOT RENTAL AGREEMENT

DVW Storage Rental AGREEMENT (hereinafter "Agreement"), _____, 20____ by and between DVW HOA, Dillon Colorado and

Renter's Name: _____

Telephone Number: _____ Driver's License Number: _____

Address: _____

City, State, Zip Code: _____

Unit Number: _____

1. Rental Space. Lessor hereby rents to Renter and Renter hereby agrees to rent the following space _____ which is 10' X 18'. A \$100.00 deposit is required for each space. HM Realty will ensure the rented space is in good order at the end of the rental period and determine whether this deposit will be returned to the renter. Returned deposit will be mailed to the renter within 30 days to the address provided by the renter and in the name of the designated renter.

2. Renter hereby rents the unit for a period beginning and ending (herein "Term").

Option A one (1) year.

Start Date: _____

End Date: _____

Option B Six (6) Months.

Start Date: _____

End Date: _____

3. Renters agrees to pay rent (herein "Rent") for the unit, without any set off, during the Term of this Agreement, in advance one full payment of Nine hundred Dollars (\$900.00) for the full year or Four hundred and Fifty Dollars (\$450.00) for six (6) Months with a personal check (NO CASH or CREDIT CARDS WILL BE ACCEPTED).

Check which is applicable:

\$900.00 for a year must be paid up front. _____

\$450.00 for 6 months must be paid up front. _____

4. Dillon Valley West HOA, HM Realty or Basic Property Management are not liable for any damage to any property while stored in the DVW Storage Lot.

Lessor

Date

HM Representative

Date

Storage Lot Rules

All units stored in the Dillon Valley West Storage Lot must be owned by a Dillon Valley West resident or property owner and must display a current DVW storage lot parking pass for identification purposes. Owners must be current on their HOA dues to rent a space. Owners who are not current on their HOA dues will be denied renewing the storage lot rental agreement. Non-owner residents must provide a copy of their condominium lease and may not rent a space beyond the term of their condo lease.

Spaces can be rented for a 6 month or a 12 month term and MUST be paid in advance. The cost to rent a space for 6 months is \$450 per space and for 12 months is \$900 per space. There will be NO refunds for removing items during the rental agreement term.

A \$100.00 deposit is required for each space. The deposit will be returned within 30 days, after the space has been vacated and the condition of the space is acceptable to rent to others. The deposit will be forfeited for spaces that are not left in acceptable condition, at the discretion of the property management company. The spaces are 10'x18'.

When items are left in a space for 15 days after the end of the rental agreement, the HOA will consider those items to be abandoned. All abandoned items will be removed at the owners expense.

To provide the best possible access for all Storage Lot tenants, the front of the lot is reserved for smaller units such as utility trailers and pop-up campers, boats, snowmobiles, motorcycles, and the back of the lot are for medium or large units, no vehicles larger than 20' may be stored in the DVW Storage Lot.

Only one (1) vehicle/unit may be stored in each space. No damaged or project vehicles, including vehicles needing bodywork and/or mechanical work may be kept on the property.

Storage lot spaces are NOT to be used for any nature of vehicle repair.

If you wish to store a vehicle other than the one that was originally registered for your space, you must first contact HM Realty. This is both for identification purposes and to assure that your vehicle is appropriate for your assigned space.

Dillon Valley West home owners association and the property management company reserves the right to deny storage lot spaces to anyone with or without a reason.

The HOA and property management company reserves the right to reassign spaces at any time in order to assure that each tenant has equal access and turn-around room. The property management company will work with owners as needed.

If you use a covering for items in your assigned space, only grey, tan, dark green, brown or black tarps are allowed, due to visibility from neighboring residents and roads, especially during the winter months. Tarps must be adequately secured to prevent them from being blown away.

All units must be parked within their assigned spaces, centered as much as possible so as not to encroach on adjoining spaces.

Cars left in your space while you are using your stored vehicle (for example, if you leave your car there while you take your camper on a trip) must display the current storage lot parking pass.

Subleasing of spaces is not permitted. Rental agreements will be terminated immediately for any tenant found to be subleasing their space or allowing its use by anyone other than the person to whom the space is registered.

Dillon Valley West home owners association, HM Realty, and Basic Property Management will not be responsible for any damages to or theft of items stored within the area. All items must be covered by the owner's insurance.

The property management company has discretion for managing the storage lot. Any violations of these rules are to be reported to the property management company. They will issue a warning on the first violation. The second and third violations will result in fines of \$50 per incident. The fourth violation will result in termination of the rental agreement and being banned from renting space in the storage lot.

The renter has received the rules and agrees to abide by them:

Renters Signature: _____ Date: _____