



NON-MEMBER-OUTDOOR STORAGE RENTAL AGREEMENT (Edited 2024)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
Email: _____

Office Use Only

Date: _____ Staff Initial: _____
Space #: _____
**#1, #8 and #12
Must be initialed.**

PLEASE READ THIS AGREEMENT THOROUGHLY AND COMPLETELY BEFORE SIGNING

- This rental agreement is entered into between Lake Pointe RV Resort and the above-named customer. The agreement begins on _____ and continues quarterly, with a payment of \$_____ due in advance every quarter. If customers move in after a quarter has begun, charges will be calculated daily and/or monthly until the start of the next quarter. **LAKE POINTE RESORT DOES NOT PROVIDE REFUNDS/CREDITS SHOULD THE CUSTOMER DECIDE TO MOVE OUT EARLY. Customer may cancel this agreement by giving Lake Pointe Resort a required 10 days' notice by email to Reservations@lakepointeRVresort.com.** All payments are due on the first day of the quarter/month. Payments not received by the 5th of the month will be assessed a late fee of \$25.00 and will be applied each month it is unpaid. *Quarterly billing will not apply to those who pay a full year in advance.* * _____ (initial)
 - Any boat/jet ski stored is subject to a three (3) percent WORD (Water Oriented Recreation District) tax in addition to the normal storage rate.
 - Use of the premises shall be for recreational items storage: **RV, Boat, Jet Ski, Kayak, Paddleboard, Golf Cart or Trailer storage ONLY. No household items may be stored in the open.** All storage items must be in running or towable condition. The customer shall not store firearms, explosives, toxic chemicals or allow anything that will create a nuisance, constitute a fire hazard, be dangerous to life, limb or in any manner deface/injure/damage surrounding property.
STORED PROPERTY MAY NOT BE USED AS A RESIDENCE IN THE STORAGE AREA OR FOR CAMPING.
 - The customer agrees that Lake Pointe does not insure and will accept **no** liability for loss or damage to the renter's goods or RVs. The customer will arrange for their own insurance coverage on the item(s) stored on the property. Lake Pointe is not liable for any personal injury while using the storage area or for any theft or damage caused by fire, water, weather, or other damages whether due to acts or omissions by Lake Pointe RV Resort or their agents or anyone else.
 - Customer is solely liable for the property being stored and agrees that Lake Pointe Resort does not exercise care, control, or custody of the customer's stored property.
 - Customer will not violate county ordinance, state, or federal law in or about premises, nor will customer sub-let the space.
 - The premises may now or in the future use various access control measures, including, but not limited to gates, cameras, and nightly security patrols, designed to deter unauthorized access. However, customers acknowledge these access control measures are solely for the benefit of Lake Pointe RV Resort property and not for security of customer's personal property.
 - In case of default in payment of rent or any other term of this agreement, Lake Pointe Resort is authorized to seize and take possession of customer's property, to store at the expense of the customer or sell at public or private auction, in accordance with current laws in the state of Texas. Customer is considered in default when rent payment is more than 30 days late.**
- * _____ (initial) I understand the above specified term. * This must be initialed, or you cannot store items with us.
- Customer agrees to keep storage items within their site boundaries. No oversized sites are available. You may be charged for 2 sites if you are trying to store more items than your site will accommodate.
 - Lake Pointe may revoke storage privileges at any time due to noncompliance.
 - No specific site # is guaranteed. Site assignments are subject to availability.
 - Payments must be made with a Major Credit/Debit Card.**

* _____ (initial) I authorize Lake Pointe Resort to renew my Rental on the due date with the credit card currently on file, unless notified otherwise. Must be notified in writing by email BEFORE the 1st day of month/quarter. *

I have read and agree with the terms as set above

Date: _____

(Signature)

(Print)

Open Storage Site Rates for Non-Members

	<u>STORAGE ONLY</u>	<u>*ADD FOR WATER CRAFT/TRAILERS</u>	<u>TOTAL WITH WORD BOAT TAX</u>
<u>Year</u>	\$720.00	\$21.60	\$741.60
<u>Quarter</u>	\$180.00	\$5.40	\$185.40
<u>Month</u>	\$60.00	\$1.80	\$61.80
<u>Day (15+)</u>	\$2.00	\$0.06	\$2.06

Prorated Payment Schedule w/Dates (Office Use)

Before first full Quarter:

Num. of Days: _____ @ \$ _____ = _____

Num. of Month(s): _____ @ \$ _____ = _____

1st Full Quarter on (Date): _____

After last full Quarter

Num. of Days: _____ @ \$ _____ = _____

Num. of Month(s): _____ @ \$ _____ = _____

Short Term Storage (\$30 Minimum)

If storing less than 15 Days we will charge \$30 (Ex: 14 Days x 2 = \$28 So goes to \$30, 16 Days x 2 = \$32)

***Boats and/or Boat trailers in storage are subject to a 3% WORD tax fee.*

***Eligible for prorated charge only if you are continuing with monthly/quarterly storage. Not for short-term daily storage.*

The Following information must be completed in full to begin the rental agreement.

Stored Item(s) Information (please circle all that apply)

MH Travel Trailer 5th Wheel Golf Cart/ATV Boat/Jet Ski*
Boat Trailer Open Trailer Cargo Trailer Other Stored Item: _____ (per mgmt. approval)

First Item: _____

Make: _____ Model: _____

License #: _____ State: _____ RV/Boat Length: _____

Second-Item: _____

Make: _____ Model: _____

License #: _____ State: _____ RV/Boat Length: _____

Other Stored Item Information: