



CURRYRENTALS
POLICIES AND PROCEDURES
SELF STORAGE WAREHOUSE

To All Tenants:

This is to notify all self storage tenants of Curry Rentals of our rental collection policy. Please be aware that we will strictly adhere to the following policy:

- **RENT** is due and payable **IN FULL** the **1st** day of every month
- **\$10.00 LATE FEE** will be charged on the **6th** day of every month or the next business day.
- **OVER-LOCKED WAREHOUSES** – This means your warehouse will be locked by our office to prevent you from entering it until the balance is paid in full to our office by **cash, money order or certified check**. There will also be an **additional charge of \$45.00** for the over-lock. The unit may be over-locked on the 15th day of each month. **The over-lock will be removed from the unit within 24 hours of payment in full if the unit has been over-locked or advertised depending on available staff.**
- **FORECLOSURE LETTERS-** On the **31st** day that your account still has not been paid, you will be mailed a certified letter informing you that your contents will be advertised for sale. A certified mail fee of **\$7.33 or the current rate** will be added to your account when we mail the Foreclosure letter.
- **SALE OF PROPERTY** – Warehouses with unpaid balances on the 15th day after the Foreclosure Letter has been mailed will be **advertised** for public auction in the Courier Herald for the next **2 consecutive Saturday's** and an **additional charge of \$60.00** will be added to your account for this advertisement.
- **PUBLIC AUCTION** – Personal property will be **sold 15 days after** the 1st notification of the sale (**the 1st Saturday advertised**) using an online auction service. **\$20.00** is added to your account for the Auction Cancellation Fee.
- **WAREHOUSE SALE FEE-** This fee will be charged to the account if/when it is sold at auction. The fee is **\$45.00**.
- **UNDERSTAND** that selling a unit at public auction does not guarantee that the full balance owed on the unit will be collected. You are responsible for the remaining balance. Any remaining balances with our company will result in **garnishment, judgments, or be filed on your credit report.**
- **This is a month-to-month lease. The first month's rent is non-refundable.** Also, the key to the storage building must be returned to our front desk on or before the first day of the month that you will no longer need the building and the building must be left clean to receive a refund of the security deposit. **If the key is not turned in the 1st day of the month nor is the building left clean, we will forfeit the security deposit to the unpaid rent or clean-up, whichever applies. We will also bill you for the difference.**
- If at any time we are called out to your unit for a service call and our technician finds that there is a padlock on the unit that prevents us from doing the work on the initial call, your account will be charged a \$50 service call fee.
- The fee for a replacement key, keyscan card, or key fob is \$25.00. If the lock must be changed, the cost is \$65.00. You will be charged these fees for these items if they are not returned to our office at moveout.

If you have any question regarding our policy or your account, please contact Amy Corona. I have read and agree to the policies above.

Amy Corona
Collections Dept
Curry Rentals
Direct Line 478-609-0447
Office 478-272-2335
Fax 478-275-4114
***Updated 6/15/22**

Tenants Initials _____