

POLICIES & PRACTICES

MONTANA SELF STORAGE



Preserving the Things You Value Most

Dear Customer,

We ask that you review the information in this document as you have agreed to abide by the rules and policies outlined here. Thank you!

Office hours: Please call for appointment first
Generally, 10 a.m. to 5 p.m. Monday – Friday
Weekends: call first. If we are on the property, we are glad to assist you.

Access Hours to your storage unit: 6:00 a.m. to 11:00 p.m. 7 days a week.

Customers may access their rental unit(s) or outdoor space any time during these hours. Outside of these hours, the gate will be closed and access will be denied unless you have made advance arrangements with management.

The person listed as Occupant on this rental agreement is the sole person responsible for this unit. The tenant whose name is signed on the rental agreement will be the only person who can authorize changes to this account and has all rights to this unit.

Please be aware that it is your responsibility to inform us of a change in any personal information such as address, phone number or place of employment.

Our facility is designed for storage only. The following uses are not allowed:

- Garage sales or non-management auctions
- Residing in or working in the unit or in your rental space.
- Any use that is unsafe, damaging to the facility or hazardous

Please return items as you found them. Return carts to the Cart Storage Area and close any Entrance Doors you may have secured open.

Rental rates are subject to change with a 30-day notice. Such notice will be made in writing and mailed to the address on record.

Please be aware of the late payment fees as outlined on your rental agreement.

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If your rent is overdue by 5 days and you have not contacted us to arrange payment, generally, an overlock will be placed on your unit and your gate access will be terminated.

Late fees will begin accruing. If you become delinquent on your rent for 30 days, your lock will be removed, your belongings may be moved to make the space available for another customer and the process to sell your stored property at auction will begin. On day 61, your property can be sold at auction. Please do not allow any of these measures to occur.

We do not carry insurance on your stored property. It is up to you to secure insurance. You may want to consider obtaining insurance through TenantOne, a carrier who specializes in insurance for renters of self-storage. Your homeowner's insurance policy may already cover all of your personal effects. Please check with them to verify.

Please be aware of our "notice" periods. You need to give us 30 days advance notice when you are vacating your rented unit(s) or space. If you do not do so, additional rent will be assessed.

For Everyone's Safety

You agree that you will not store any personal property which shall be in violation of any requirement imposed by the Board of Health or other governmental agency or in violation of any other legal requirements. The storage of the items listed below is prohibited with the exception of gas, oil, grease or other lubricant as may be contained in the operating parts of the titled personal property that is stored in an outdoor space.

This list is not all inclusive; rather, it serves as an example of things that should not be stored.

Ammunition	Explosives	Butane
Living Organisms	Acetylene	Gasoline
Paint	Industrial Solvents	Fuels
Hazardous Chemicals	Tires	Self-light Charcoal
Alcohol	Car Batteries	Mineral Spirits
Paint Thinner	Lighter Fluid	Flammable Liquids
Sugar	Food of any type	Internal combustion engines due to off-gassing.
Potted Plants	Carcasses	Moth Balls
Items that Produce Odors	Illicit Drugs	Bear Spray
Fire Extinguishers	Fire Wood	

Barbeque pits, stoves, coolers, cooking equipment and refrigerators must be emptied, defrosted and cleaned before storing.

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Speed Limit: speed is limited to 5 MPH on the property.

This is a non-smoking facility. We ask that you do not smoke even in the parking area as most vehicles contain fuel.

This is an alcohol-free facility.

Carrying firearms while on the premises is prohibited; however, you may store firearms in your storage unit.

Personal Information: Montana Self Storage will not share your information with unrelated third parties.

Additional Services

Free to All Customers:

- Recycling: We provide recycling bins for newspaper, cardboard, cans and plastic containers with narrow spouts. We also provide a bin for perishables, such as leftover food. We do not have a dumpster, so please do not discard non-recyclable refuse (as outlined above) in any of these containers. Please take any refuse with you when you leave.
- We accept deliveries for you**
- Covered parking for weather-free loading and unloading
- 8 Levels of Security including a fully fenced facility, surveillance system, gate accessed through keypad entry only and very responsible person resides onsite.

**Note on Deliveries: If you would like us to accept deliveries for you, you must leave a key to your lock with us. We will unlock your unit for the delivery service, observe the unloading of product/materials by the delivery service into your unit, lock the unit upon completion, and return the key to our Office.

Gate & Key Pad Operation

If you make a mistake when entering your access code, hit the * button. It will clear the key pad and you may begin entry of your access code again.

The gate will close automatically in 30 seconds. Be sure you do not stop in the gate's path. You cannot exit the gate on foot. Please use your vehicle for entry and exiting.

Thank you for reviewing this document and for your regard for this facility and other customers.