

FREQUENTLY ASKED QUESTIONS

These Frequently Asked Questions (“FAQs”) provided by Maximum Mini Storage are intended for general informational purposes only. The FAQs are designed to address common questions and provide general guidance regarding our services, policies, and procedures.

The information contained in the FAQs does not constitute formal notice, legal advice, a modification of any rental agreement, or a binding agreement. In the event of any inconsistency between the FAQs and the terms of your Self-Service Storage Rental Agreement, addenda, or applicable law, the terms of the executed Rental Agreement and applicable law shall control. Use of this website and reliance on the FAQs constitutes acknowledgment and acceptance of this disclosure.

Contact Information. Please keep us updated on any address changes and/or phone number changes. Until we are notified in writing with your signature, the only valid address and telephone number present is on the lease.

Rent. Your rent is due on the first (1st) of each month. We will not send you an invoice or a bill. If you have an issue paying on time, please contact us immediately.

Payments. We do not accept cash for monthly payments. You may pay by money order, check, cashier's check or using our online portal. A Fee of \$ 25.00_ is automatically charged for all returned checks or debit payment in addition to late fees.

Locks & Locking Devices. Tenant must use an approved locking device—either a disk lock or a cylinder lock, depending on the latch type—to secure their storage space, and may not place more than one (1) lock per hasp on the space. If a non-approved locking device is used, or if more than one lock is placed on a single hasp, Tenant agrees that Maximum Mini Storage may remove the non-compliant device and replace it, if necessary, with an approved locking device. Tenant agrees to be liable for the following charges if Maximum Mini Storage must cut, remove, or replace any non-compliant lock: A lock cut fee of \$40.00 plus \$12.50 for a new locking device.

Partial payments. If you make a partial payment and do not pay all charges owed on your unit(s), you agree that Maximum Mini Storage accepts such payment only under the following conditions:

1. The partial payment does not stop any Chapter 59 proceedings, and the foreclosure process and Public Sale will continue.
2. The partial payment will only reduce the balance owed and will not halt Chapter 59 proceedings.
3. Your unit may still be seized under Chapter 59 if a balance remains after the partial payment.
4. If your space or unit has already been seized, the Public Sale will proceed on the scheduled date and time stated in the notice sent to you, unless a Chapter 59 Hold-Off Agreement has been executed.
5. The only way to prevent a Chapter 59 proceeding or the sale of your property is to PAY IN FULL for all charges owed prior to the sale.
6. Maximum Mini Storage accepts your partial payment solely because you agree to these conditions.

NOTICE / MOVE-OUT. If tenant fails to perform all the items listed above on or before the last day of the month, they will be deemed to be occupying the space on the 1st day of the month, and a full month’s rent is due.

- **NOTICE REQUIRED.** If Tenant intends to vacate their space(s), Tenant must provide written notice on or before the last day of the month. The notice must include the space number(s) and the date Tenant plans to vacate.
- **AUTOMATIC RENEWAL EVEN IF NOTICE IS GIVEN.** If Tenant fails to complete all items listed below **on or before the last day of the month**, the Rental Agreement will automatically renew for an additional month and will continue to renew indefinitely until all required duties are performed, unless Maximum Mini Storage determines that the unit has been abandoned under the Rental Agreement:
 - Deliver a signed Move-Out Release or other written communication confirming that Tenant has moved out and is returning possession of the space to Lessor (form available on the Tenant Portal at: www.MaximumMiniStorage.com)
 - Remove all items from the rented space; and
 - Removes any Tenant locks from the rented space.
- **DUTIES AT MOVEOUT TO AVOID EXTRA CHARGES.** Tenant agrees to do the following at move-out: (i) clean the space; (ii) remove all items from the space and from the Facility; (iii) not use the Facility’s dumpsters without prior authorization; (iv) sweep the floor of the space; and (v) remove Tenant’s lock.

Gate Code Deactivation. If your rent payment is not received on 1st day of the month or you stay past your indicated move-out date in your Notice, we may deny you entry through the gate and overlock your unit.

Gate Hours. Generally, the gate hours are between 600 am to 10:00 pm. If you need special access, which is different from these hours, please discuss it with the Manager.

Gate Entry Without Using Your Code. If you enter without a code, the gate may not function when you wish to exit. YOU MUST USE YOUR CODE TO ENTER AND EXIT THE PROPERTY.

Responsibility For Items Stored. We strongly urge you to get insurance for the property being stored at Maximum Mini Storage. If your unit is broken into, Maximum Mini Storage does not assume liability for the goods you store. If you fail to get insurance you have self-insured for any loss of property.

Prorations. There will be no proration of rent for the move-out month; a full month's rent will be due.

Refunds. *NO REFUNDS WILL BE ISSUED FOR ANY PREPAID AMOUNTS!*

Multiple rental agreements. The following provisions apply if Tenant has entered into more than one Rental Agreement with Maximum Mini Storage:

1. **Cross-Default.** A default by Tenant under any Rental Agreement between the parties shall constitute a default under all Rental Agreements between the parties.
2. **Rights and Remedies Upon Default.** If Tenant defaults under any Rental Agreement, such default shall be deemed a default under this Rental Agreement, and Maximum Mini Storage shall be entitled to exercise any and all rights and remedies available to it under applicable law and under any Rental Agreement. These remedies expressly include, without limitation: (i) denying Tenant access to the facility; (ii) overlocking all of Tenant's spaces; and (iii) initiating a Chapter 59 foreclosure proceeding and selling the contents of all storage spaces Tenant occupies at the property.