



Moving, storing, organizing, downsizing can be extremely traumatic but are stages in our lives that are necessary.

Pack Rat Self Storage is here to help you out with all your storage needs! Whether you need storage for your household goods, or simply have too many items in your home or office, we can help you out. We have 700+ storage units available in 20 different sizes including climate-controlled storage units. We provide you with easy access right off Indiana State Rd. 13. Serving the Syracuse/North Webster/Milford communities

Welcome to the Pack Rat Self-Storage complex

We have been serving the Lakeland area with 4 different locations, in Syracuse & North Webster for 32+ years. As of 2023 we can offer you the largest number of both inside and outside storage units (over 700+ in the Northern Indiana area ranging in size from 5'x10' to 25' x 80' – You can rent short term, month by month or long term, joining customers who have been with us for 20+ years. What follows is information that will be of great assistance to inform you how to rent your storage unit by answering those needed questions. Whether you are planning to move, need to create extra space or store those sensitive possessions, The Pack Rat Self-Storage locations offers local storage to fit your needs.

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4 LOCATIONS TO SERVE YOU:

- | | |
|--|---|
| 1: MAIN OFFICE PLUS JUMBO UNITS:
46567 | 8227 N. SR 13 – Syracuse |
| 2: Next to Tranter Graphics across SR 13:
46567 | 8094 N. SR 13 – Syracuse |
| 3: Corner of SR 13 & 800 N.
46567 | 7462 – 800 N. – Syracuse |
| 4. Next to Post Office in Syracuse
46567 | 3227 - N. 3 rd St.- Syracuse |

Phone 574-834-3990

How do I get started selecting a storage unit:

- a) Determine the distance I want to go with my possessions to the storage facility. Keep in mind trips can be expensive if you must drive 25 or 30+ miles each trip to the storage then you have added \$5 to \$10 to the cost of your rent each time you visit your storage unit.
- b) What am I going to store and does the facility I have chosen have the size I need.
- c) After you select your storage facility contact them and ask if they have vacancies and if you can come and tour the property and the storage unit.
- d) If you don't need a climate-controlled storage unit then ask if they have the type of unit, you need and visa-versa, if you need a CC storage unit ask if they have one available.
- e) Storage units do not come with locks. You can furnish your own lock or we have the Round Barrel style locks available.
- f) **WE STRONGLY RECOMMEND USING A ROUND BARREL STYLE LOCK**
- g) See questions on page 8, which has a series of questions and answers. Our website, packratselfstorage.com gives you additional information plus the current pricing.

RULES TO STORE BY: these are rules that you will probably incur when selecting a storage unit. We just want to make you aware ahead of renting a storage unit so that you can better plan your move.

1. You can mail your payment, pay by credit card at our office or by phone or sign up for Auto Pay – **e-mail billing** – your Pack Rat representative will explain e-mail billing.
2. Acceptable forms of payment include cash, checks, and credit card, bank checks or cashier's checks for monthly payments. (If your account becomes 60 days or more delinquent, only cash or bank cashier's check will be accepted)
3. If we have not received your payment by the 30th or 31st day of the month, your access will be denied. If payment is not received by the 30th day of the month, a \$10 late fee will be added to your account. (See late fees for past due accounts older than 60 days in #21 below.
4. If no payment is made for 90 days, we will process your unit for public auction. A \$50 Foreclosure Fee/& auction preparation fee will be charged.
5. A \$35 fee is automatically charged for all returned checks, as well as any applicable late fees. To cover these fees, only cash or money order will be accepted.
6. **We do not assume liability for the items you store. Tenant is responsible for maintaining Insurance.**
7. Do not store any of the following: Food, explosives or ammunition, inflammables. gas, paint, etc.), live animals, toxic material, or odor-producing materials.
8. The storage unit must be vacated on or before the paid-to-date. WE REQUIRE A 10 DAY ADVANCE NOTICE OF MOVE OUT.
9. The storage unit must be broom clean, emptied, in good condition and ready to re-rent. If renter fails to leave the storage unit broom clean, then a clean-up fee of \$50 will be charged to the account.
10. Tenant's lock must be removed upon termination of occupancy. FAILURE TO REMOVE LOCK WILL RESULT IN CONTINUED RENTAL CHARGES AND LATE FEES UNTIL LOCK IS REMOVED.
- 11) Access for units behind Gate #1 & Gate #2 are:
summer hours 7am until 10pm, Monday through Sunday – April 1st to Sept. 30th

winter hours 8am until 9pm, Monday through Sunday. – October 1st to March 31st

- 12) Only one lock is allowed per door latch. If more than one lock is found, you may be subject to a \$25 fee for the removal of that lock.
- 13) Please keep us updated of any address changes, email address 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. It is the customer's responsibility to provide changes in writing.
- 14) Please leave aisles clear and do not block another tenant's door.
- 15) Delivery drivers are to be met promptly and are not to block the front driveway or gate under any circumstances.
- 16) Do not connect any electrical device to service outlets without prior permission from Management.
- 17) DO NOT leave your vehicle on the premises overnight unless you have rented an outdoor space or advised the office.
- 18) ALWAYS lock your unit when it is unattended, even for a moment.
- 19) We will strictly enforce all policies and conditions in our contract. We cannot make exceptions.
- 20) While on the property all individuals are required to maintain a civil and courteous manner with all other customers and staff. Courteous use of aisles, driveways, and carts are expected at all times.
- 21) **Fees for RECOVERY of SERVICES**
 - Returned Check (NSF) ... \$35.00 Check Charge
 - Rent - 30 Days late ... \$10.00 late fee
 - Rent - 60 Days late - \$20.00 late fee
 - Rent - 90 Days Late ... \$35.00 late fee
 - Lien/Foreclosure Fee/Auction Fee - \$50.00
 - Auction Day Payment ... \$25.00 Auction Cancellation Fee
 - Multiple lock removal fee - \$25.00
 - Collection Agency Fees ... \$150.00

(All Fees are Subject to Change)

Do's and Don'ts SUGGESTIONS when storing your possessions

Do's

- a. Make a plan of your storage unit – Put heavy items on bottom. Stack boxes under and over tables and cabinets. Try and leave an aisle to get to needed items.
- b. Stack couches on end, chairs seat to seat, small things in drawers.
- c. Stack things in similar size boxes – they are easier to stack
- d. Always stack heavier items on the bottom
- e. Leave a walkway down the center to access items easier.
- f. Label boxes on the sides, it's easier to see the contents
- g. Dismantle large items i.e bed frames, etc. (always keep parts together.
- h. When storing appliances make sure they are clean and leave the doors ajar for air circulation. **Always prop open refrigerator & freezer doors.**
- i. Lay blankets between furniture, etc, to keep them from scratching.
- j. Rub oil on metal items such as tools, bikes etc. This will prevent rust. WD40 works best.
- k. Store paintings, frames and mirrors on end. Do not lay them flat. Wrap and indicate they are fragile.
- l. Try to pack items you might need toward the front of your storage. If not allow a pathway to the back.
- m. Pack so air can circulate around items. This will reduce the danger of mildew.
- n. Rodent control: It is almost impossible to avoid rodents coming into a storage unit. Food stains on furniture can attract rodents. Remember animals etc. have a very keen ability to smell what they are after. The storage facility protects the outside of your storage unit but not the inside as we do not have access to the inside of your storage unit. It is recommended to place a few boxes of, **d-CON®**, or the comparable around the inside of your storage unit. See page 15 "Rodent or Pest control".
- o. Insurance: Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests. Landlord will not be responsible to insure the property stored by the Tenant. (see page 8 "Storage insurance) **Be sure and advise your insurance carrier when storing your possessions.**

Don't's

Store cardboard boxes or wood furniture directly on concrete, use wood in between the floor and the boxes. Wood skids are available.

- 1) Store any food items, they draw rodents
- 2) Store paint, oil, or gasoline in your storage. Drain fuels from mowers, blowers, etc. It is against the law to store hazardous or combustible materials.
- 3) Put mothballs in boxes, they could stain clothing. Moth balls are okay scattered around the storage on the floor etc.

RENTING A STORAGE UNIT

MADE EASY

Renting a storage unit is not something most people do every day or have ever done. We want to make it easy for you:

574-834-3990

- 1) When we answer we will ask for your 1) name & phone #, just in case we have to call you back.
- 2) We will ask what size storage unit you need: We have 26 different sizes ranging from 5'x10' to 25' x 80': If you are not sure of the size you need, we will discuss what you want to store and make suggestions.
- 3) **To make it easy, compare a storage unit to a single car garage which measures 10' x 20'**
 - a) 5'x10' – equal to ¼ the size of a single car garage
 - b) 10' x 10' – equal to ½ size of single car garage
 - c) 10' x 20' – equal to 1 single car garage
 - d) 10' x 25' – equal to 1-1/4 single car garages
 - e) 10' x 30' – equal to 1-1/2 single car garages
 - f) 12' x 30' – equal to 1-3/4 single car garages

- g) 15' x 50' – equal to 3-3/4 single car garages
- h) 18' x 45' – equal to 4 single car garages
- i) 20' x 45' – equal to 4-1/2 single car garages
- j) 20' x 50' – equal to 5 single car garages
- k) 25' x 80' – equal to 10 single car garages
- l) (OUR MOST POPULAR 3 SIZES are a 10' x 20', 12' x 30', & a 20' x 50')
- m) we do not charge a deposit, when renting a storage unit
- n) First full month rent will be required to be paid by credit card
- o) If you rent mid-month, we prorate your rent and apply the credit against the next month rent.
- p) Just call 574-5-834-3990 and discuss the size you like and we do the rest.

**We look forward to
talking with you very soon!**

Storage Insurance

When you move your belongings into storage, if you want insurance, they will need to be covered by your own personal insurance.

The Storage facility does carry liability and business owners' insurance, but cannot carry insurance on what you have stored since they cannot insure items that they do not own or control. So, there are three ways to obtain insurance coverage:

- 1) Your present **home owner's** insurance if you own a home. Be sure and tell your agent you have rented a storage unit.
- 2) **Renters insurance** is an insurance policy that can cover theft, water backup damage, certain natural disasters, bodily injuries and more: in a rented property. *See your agent for details*
- 3) Or the Pack Rat Self-Storage has insurance forms from an **independent agency** that is not connected with the Pack Rat Storage facility. You can ask the Pack Rat agent for a pamphlet explaining the insurance details

Ways to pay your monthly rent:

- 1) Cash
- 2) Personal check
- 3) Bank check
- 4) Money order
- 5) Credit card – Master Charge, Visa, AmExp, Discover
- 6) Thru Auto pay; Auto pay will be processed on the first day of each month
- 7) Credit card # Kept on file in the storage office & processed the date you advise.
- 8) Via – e-mail – your Pack Rat representative will explain the e-mail mail procedure.
- 9) Or call it in anytime during the month

Auction procedures:

Basics of a Self-Storage auction:

In the United States, Self-Storage facilities may hold storage auctions or Lien sales to vacate non-paying tenants according to their enforcement rights that are outlined within the lien law of each state:

- 1) If the renter falls behind in their rent the renter will be notified by 3 different methods if they are available to the renter: **by phone, by e-mail** and then **by certified mail**. In the case of the Pack Rat Self Storage, a public auction will be held and advertised in the local newspaper, in the case of the Pack Rat Self Storage the local paper used is **Syracuse/Milford Mail Journal**, a weekly paper.
- 2) The tenant has the right to pay their outstanding bill at any time until the moment the auction begins and thus reclaim rights to the unit and their items. Once the full amount is paid those unit(s) will be immediately removed from the auction.
- 3) Once units are scheduled for a specified auction date, **partial payments** cannot be made to halt the auction.
- 4) The auction/sales are open to the general public with most bidders buying for the purpose of reselling for profit.
- 5) Once the auction starts the door to the unit is opened and potential bidders are allowed to view the contents only by looking in from the doorway. They may not step inside, touch or move any of the contents prior to the auction starting.
- 6) Generally, the spaces and the contents are sold **“as is, where is”** with no warranties implied or provided.
- 7) The terms of sale are normally **cash or credit card or certified check** due immediately at the end of the auction.
- 8) The purchaser of the unit takes immediate possession and is responsible to vacate the unit within 72 hours. In some cases, the purchaser of the unit may re-rent the unit.

- 9) The purchaser is responsible to remove all items from an auctioned unit and to leave the unit “broom-clean”

Disposable of trash or unusable stored goods:

There is not a local dump in northern, Indiana. The trip to the closest dump is Packerton, IN. If trash is left in your unit the following charges will be charged to the unit for disposal.

Cleaning out units – 1 pickup load \$50.00
 Each load after 1 is \$35.00
 All repairs to doors etc – time and material
 Collection Agency Fees ... 50% of what is collected.
(All Fees are Subject to Change)

Abandoned property.

Indiana Law provides that a tenant's personal property is considered abandoned if it remains on the premises after the tenant vacates the rental unit. The law permits the landlord to dispose of a tenant's abandoned personal property without any liability to the tenant, providing the following is followed by the landlord.

A. What is abandonment?

The Indiana Code states that *“a tenant’s personal property is considered abandoned if a reasonable person would conclude that the tenant has vacated the premises and has surrendered possession of the personal property.”* In this case *“surrender”* is defined as *someone who has left their storage unit/area either by leaving the rental property or by non-payment of rental charges and not taken their property from the premises.*

B. What does the Pack Rat Self Storage do with all the items that have been abandon by the past tenants?

When a tenant’s personal property is abandoned, an inventory of what was left behind will be taken, along with necessary pictures with a brief description, i.e. 14’ “white boat” or “tan couch” etc. If the owner is known they will be notified and they will be given 24 hours to remove their stored property from the Pack Rat area. If the items are not

removed within 24 hours, The Pack Rat Self Storage has the right to remove the stored property **AT THE PREVIOUS TENANT'S EXPENSE**. If the items are not picked up from the Pack Rat property within 5 days (and any applicable charges are paid in full), the personal items will be disposed of and/or sold at auction.

C. What happens if property is discarded on the Pack Rat property that is not designated for rental or lease purposes, such as roads, walkways, yards, drainage ditches, ponds, etc.

If known, the owner of the property will be notified and advised that they have 24 hours to remove the discarded items. If items are not removed within 24 hours, The Pack Rat Self Storage has the right to remove the property **AT THE OWNER'S EXPENSE**. If the items are not picked up from the Pack Rat property within 3 days (and any applicable charges are paid in full) the personal items will be disposed of and/or sold at auction for salvage.

Outside Storage

We have outside storage sections in 3 of our 4 locations for your convenience to store, cars, truck, boats, boat trailers, RVs, MHs, etc. Each of the outside storage locations have an identifying space number. If you need outside storage, please contact the office for details. We cannot allow any outside storage around your or other storage units due to keeping fire lanes open and customers being able to drive to their storage units.

As you drive around the storage units you will see the sign below posted for your protection and information. Please, we ask you to abide to this request.

No outside storage allowed

Except assigned numbered spaces

**all violations will be towed at owner's expense
if not moved within 24 hours**

Service Fees:

As much as we hate to have to charge service fees, we are forced to charge fees for violations to renters against specific storage units. It is not fair to charge extra fees against everyone else renting.

Returned Check (NSF) ... \$35.00 Check Charge
 30 Days late ... \$10.00 late fee
 60 Days late - \$20.00 late fee
 90 Days Late ... \$35.00 late fee
 Lien/Foreclosure Fee/Auction Fee - \$50.00
 Auction Day Payment ... \$25.00 Auction Cancellation Fee
 Multiple lock removal fee - \$25.00
 Cleaning out units – 1 pickup load \$50,00
 Each load after 1 is \$35.00
 All repairs to doors etc – time and material
 Collection Agency Fees ... 50% of what is collected.
(All Fees are Subject to Change)

Pack Rat Mercantile

(The Pack Rat's retail store for very useful moving supplies).

Among some of the useful products:

- 1) 3 sizes of packing cartons
- 2) 2 sizes of plastic tubs
- 3) Barrel style padlocks
- 4) Wheel locks
- 5) Mattress pads – 3 sizes
- 6) Sofa, chair and dust covers
- 7) Carpet shield
- 8) Dish and glass packing kits.
- 9) Ratchet tie downs
- 10) AND MUCH MORE – we have over 100 moving products available.
- 11) The hours of the store are 10:30 to 4:30 M thru F.
- 12) The Mercantile Store is located in the office building @ 8227 N. SR13, Syracuse.

Storage Unit inspections and cleaning:

- 1) Each unit is thoroughly inspected including sweeping, air blowing, interior inspection of walls doors and locks.
- 2) We also spray each vacated unit with a disinfectant spray for your protection, plus the placement of peppermint tablets inside the unit.

WHEN YOU LEAVE YOUR STORAGE UNIT, MAKE SURE ALL TRASH IS REMOVED AND THE FLOORS ARE LEFT BROOM SWEPT. (see pg. 12 for trash removal fees)
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How rents are calculated:

- 1) Since a minimum rental is 1 month, when you rent the unit, you will be asked to pay for a 1-month rent. All rents are due the 1st day of the month and pay for one month.
- 2) If you arrive after the first day of the month your rent will be prorated by days:
For example: If your unit rents for \$75.00 per month your Pack Rat representative will collect \$75.00. If you arrived on the 10th of the month, you will be given credit for the first 10 days of the month and only charged for the last 20 days: Your credit is \$25.00 and your rent for the 20 days is \$50.00. The \$50.00 will go for the remainder of the month you moved in and the \$25.00 credit will be applied to the next month. (We do not rent partial months so your minimum rental applies to 1 full month.
- 3) All rents are not prorated when moving out. If your rent is paid current you have until the end of the month to move out.
- 4) Rent or lock refunds will be either refunded in cash or by check with 15 days after you have vacated your storage unit.

You can pay your rent as follows:

- a) Cash
- b) Personal check
- c) Bank check
- d) Money order
- e) Credit card – MC, Visa, AmEx, Discover
- f) Auto Pay – your Pack Rat representative will explain auto pay when you rent your storage unit.

- g) E-mail billing will be explained to you by your Pack Rat representative when you rent your unit.

How to select a storage unit:

Select the size you need based on what you are storing.

- 1) **5' x 10'** – **size of a walk-in closet** – will hold a studio apartment, ideal for summer toys, bike, motor bike or lawn equipment
- 2) **10' x 10'** – **½ the size of a 1 car garage** – will hold a 1-bedroom house or apartment and several boxes
- 3) **10' x 15'** – **slightly smaller than a 1 car garage** – will hold a 2-bedroom house or apartment with several boxes.
- 4) **10' x 20'** – **the size of a 1 car garage** – will hold a 3-bedroom house or apartment with several boxes, or a car or standard SUV or standard truck.
- 5) **10' x 25'** – **slightly larger than a 1 car garage** – will hold a 3-bedroom house or apartment with a family room and several boxes. or a car or standard SUV or truck.
- 6) **12'x 30'** – will hold a large home or apartment and also a boat & boat trailer. or a large car or standard SUV or pick-up truck.
- 7) **18' x 45'** – will hold up to a single axle class A motor home, a large boat with trailer and much more.
- 8) **20' x 50'** – will hold a twin rear axle class A motor home or 3 axle boat trailer & boat. (or 2 rows of czars/boat trailers, etc.)
- 9) **25' x 80'** – You need to see these units to determine what they will hold for you. They are **BIG**

Word of advice – when you get to your storage unit, before you unload any of your stored items – **MAKE A PLAN:**

- 1) If possible, leave an aisle down the center of the unit from front to back. We know from many years of storage experience, during your stored time you will need something that probably ends up in a box in the back corner of your stored unit.
- 2) Put heavy boxes on the bottom and use plastic tubs where possible. The weight of boxes will soon begin to crush the lower boxes over time.
- 3) Do not store cardboard (boxes) on the floor. Cardboard or paper has a tendency to draw moisture up out of the concrete floors, thus causing the cardboard to lose the strength of their support. We do have skids available if you

need them. Ask your Pack Rat storage representative to have some dropped at your storage unit when you rent.

- 4) Use tables to stack boxes, tubs and smaller items which allows you to use the height of your unit for storage.

CLIMATE CONTROL inside storage units:

- 1) 9 different sizes to choose from: **5' x 15' - 8' x 10' - 10' x 10' - 10' x 15' - 12' x 25' - 12' x 30' - 18' x 45' - 20' x 50' - 25' x 80'**

If you have items that are sensitive to climate changes or humidity changes a climate control storage unit should be considered. Ask your Pack Rat storage representatives about Climate Control storage.

Rodent & Pest Control:

Protection against the invasion of rodents such as mice, spiders and other pests is extremely difficult because of several reasons. 1) The storage units are not sealed as tightly as a home so intrusion by rodents and pests is much easier. 2) We place and monitor traps on the outside of the buildings but since we do not have access to the interior of storage units, we cannot spray the interiors. 3) during the change of seasons rodents and other pests tend to migrate to warmer areas and areas where they can nest. So, when you open your storage doors, our friendly foes do find a way to enter. 4) The type of things that are stored can be a problem, such as food, some solvents and clothing items. These items tend to attract Rodents and other type of pests. Be sure you avoid storing any types of food.

Since the Pack Rat only has access to the outside of the buildings our pest control is only effective on the exterior. This helps a great deal at controlling the entry of rodents and pests but is not 100% fool proof.

If you are additionally concerned about the rare possibility of intrusion of rodents and other types of pests, we suggest that you put down **d-CON®**, or the equivalent, containers in your storage unit. In 5'x10' and 10'x10' units 2 containers are normally sufficient. In the larger units we suggest 3 or even 4 containers. Also, Peppermint

tablets works very well, we carry both the peppermint tablets and **d-CON®** in the Pack Rat Mercantile store.

The Pack Rat self-storage cannot accept any responsibility for the intrusion of rodents and other types of pests or any loss connected with such intrusion, since we cannot control what is stored and how it is stored.

Use of Peppermint tablets

Just an FYI - We have tried a remedy that works most of the time. Spiders, bugs, mice and rats hate the smell of peppermint. By putting peppermint tablets inside your storage unit will help drive them out. It does not kill them but keeps them from staying in case they sneak in when you open a door to your storage unit. You might see a peppermint table in the corner(s) of your storage unit. Sometimes rodents like to come into a unit that has no activity in it. However, they find out quickly that nothing is present and they don't like the peppermint odor. If you need more, they are available for sale in the Mercantile store at the office.



Snow removal:

It would take forever to remove the snow away from 35 buildings and 750+ storage units.

Our procedure is

- a) to plow when we get 3" of snow or more.
- b) Since we cannot get close to the building doors, we stay away from most doors 3'
- c) We have placed 20+ snow shovels strategically around the 750+ storage units for your personal use to make yourself a small path. They are hanging on the outside ends of the various buildings.
- d) The office has a list of shovel locations for your use. Just ask for a copy or ask the office to e-mail you the list.
- e) **THE ONLY THING WE ASK, PLEASE PUT THE SHOVEL BACK WHERE YOU GOT IT FOR THE NEXT CUSTOMER'S USE.**

Pack Rat storage units access hours:

- 1) Office is open from 10:30am to 4:30pm. Mon. thru Fri.
- 2) Units behind gate #1 are accessible as follows:
 - a. **summer hours 7am until 10pm, Monday through Sunday – April 1st to Sept. 30th**
 - b. **winter hours 8am until 9pm, Monday through Sunday. – October 1st to March 31st**
- 3) Units behind gate #2 are accessible as follows:
 - a. **summer hours 7am until 10pm, Monday through Sunday – April 1st to Sept. 30th**
 - b. **winter hours 8am until 9pm, Monday through Sunday. – October 1st to March 31st**
- 4) Units behind gate #3 – accessible 24 hours per day with the proper key.
- 5) ALL OTHER UNITS ARE ACCESSIBLE 24/7**
- 6) Climate Control units & inside units – Building 1A, 2A, 2B, & 20 – renters in those buildings are given access codes to gain entry to their units 24/7.

Questions often asked:

- 1) Questions you might have concerning your storage possessions:
- 2) Is the unit high and dry during rain and snow? We have 22 catch basin, 6 ponds and a ½ mile of underground piping system that keeps the water moving to downstream sources.
- 3) If the unit is a climate-control unit, what temps do you maintain? Not above 80 degrees in the summer, nor below 55 degrees in the winter.
- 4) Are there items that cannot be stored in a storage unit? There are hundreds, probably thousands of things that can be stored in a storage unit but there are a few items that you cannot store or keep in your storage unit:
 - a. Weapons such as Firearms, knives, swords, and ammunition are not allowed to be stored
 - b. Food items of any kind cannot be stored, this includes animals' foods & other perishables.
 - c. Paints, solvents, gasolines and any items considered to be combustible.
 - d. Live animals such as dogs, cats, etc.
 - e. Yourselves, meaning you and any other humans; cannot live in a storage unit.**

- f. You cannot run a business out of your storage unit. If this is a must then ask the facility manager for discussion concerning your needs. You can store, inventory, little used equipment and other products to support your business.
 - g. The above 6 items are called the 6's which means avoiding the 6 items above (a thru f) will protect you from future problems.
- 5) Are there late fees for late payments?
- a. Yes, Rents are due the 1st day of the month.
 - b. If you fail to make a rent payment past the last day of the month, then there is a \$10.00 late fee assessed going into the 2nd month.
 - c. If you are 2 months past due then a \$20.00 late fee is assessed.
 - d. If you are 3 months behind in rent then a \$35.00 late fee is assessed plus you will be advised of an auction sale to be scheduled. (See the section concerning Auction procedures for delinquent rents) (see page 9)**
- 6) What happens if items are abandoned?
- a) Units and products inside a unit, will be considered abandoned if the rent payments become 1) two months behind 2) and are going into the 3rd month behind 3) and all reminders the Pack Rat has sent or called in to the renter have been ignored.
 - b) If a storage unit has been abandoned the contents of the unit become the property of the Pack Rat facility. We will call and advise of what we found and give you your options, or leave a message if needed. If we do not hear back within 48 hours of the calls, we will proceed with liquidation of the storage unit.
 - c) The Pack Rat facility will then remove or auction off the property inside the unit to clear and prepare the unit for the next renter.
 - d) If an auction or sale fails to raise enough money to cover the past due rents, then a lien will be filed against your unit.**

How far in advance do I need to rent a storage:

- 1) We are in an era where demand is far exceeding supply, Storage rental occupancy is running 97% to 99%. Of course, we cannot hold a unit for you more than 24 hours, but a call asking about availability and then ask us to hold the specific unit you need for 24 hours would help us to serve your needs. **Office phone 574-834-3990**

Business Self-Storage

Businesses often need extra storage to handle seasonal growth, or permanent growth. Many times, you need the storage space quickly and there is no time to build onto your present location. The cost of retail and warehouse space additions can be very expensive because of their locations. Usually, self-storage locations are very reasonable based on their lesser traffic locations. Call and ask for our business storage rep. for business storage options.

Outdoor storage - outdoor storage is only allowed in designated areas – [\(See OUTSIDE STORAGE page 11\)](#)

Boat Storage: Kosciusko County has 34 Navigable lakes many streams and ponds for recreational boating, fishing, etc. to find a storage location that meets your budget can be very difficult. We have outdoor storage spaces that measure 12' x 40' and wider spaces if needed. These spaces can handle, Pontoons, runabouts, Jet Skis, etc. You do need a trailer to store your boat on. Be sure and measure your stored unit before you come to the storage facility. If the boat is on a trailer, be sure and measure all protrusions, especially fenders. This will make a difference whether you need a 10' wide door or a 12' wide door. [If using outside storage \(See OUTSIDE STORAGE page 11\)](#)



and
Trying

40'

Motorcycle storage: Under roof a 5' x 10' or a 10' x 10' storage unit will work. However, a 10'x15' or a 10' x 20' will give you more space for those extra things that you have been wanting. to store. Be sure and measure your stored item before

you come to the storage facility. If using outside storage see [page 11\)](#)



Car, SUV and pickup truck storage: Our 10x20 inside storage units will serve your indoor storage needs, but if you wish we have the 12' wide by 30' long outdoor storage spaces. Be sure and measure your stored unit before you come to the storage facility - [If using outside storage \(See OUTSIDE STORAGE page 11\)](#)



RV storage: we can handle an RV from a pop-up Camper, pull behind.



5th wheel to a 45' dual axle class A motorhome, in our 20' wide x 50' long inside Jumbo units. Be sure and measure your stored item. Before you come to the storage facility. Make sure, you measure the heights including AC units and TV Domes. **If using outside storage (See OUTSIDE STORAGE page 11)**

Deliveries accepted

If you need extra space to store inventory or materials, deliveries can be an issue. Most of our locations have a service of accepting a delivery and make sure it is put into your storage unit. We offer wide driveways between units for large trucks either box trucks or semi-trailers.

Self-Storage can offer space to use for businesses that do not require walk-in trade:

- 1) Air conditioning and heating companies
- 2) Lawn care and landscaping businesses.
- 3) E-commerce businesses
- 4) Auto, boat and RV detailing businesses
- 5) Contractors:
 - a) General
 - b) Electrical
 - c) Plumbing
 - d) And many types of on site repair businesses

It is impossible to list all of the possibilities to use a storage unit for your business activity. The Pack Rat storage representative will be happy to discuss your business needs. If you make an appointment with a storage representative, they can show you the different types of storage units and discuss the different kinds of business uses.

We can accept deliveries; however, we cannot unload the delivery trucks.

Thank you for selecting the Pack Rat Storage! We appreciate your business and look forward to you having a pleasant stay with us. If we can be of further help, please feel free to call on us.

e-mail

Packratselfstorage.com

574-834-3990