R Rentals – Terms of Service

Effective Date: 01/01/2025

Last Updated: 06/30/2026

These Terms of Service(“Terms”) govern your use of the R Rentals, LLC (“Company,” “we,” “our,” or “us”) website, online portal, and storage rental services(“Services”). By accessing or using our Services, you agree to these Terms. If you not agree, do not use the Services.

1. Eligibility

To use our Services, you must:

- Be at least 18 years old.
- Provide accurate, complete, and up-to-date personal and payment information.
- Accept responsibility for all activity under your account.

2. Account Registration

To reserve a storage unit or manage your rentals, you may need to create an account:

- You agree to provide accurate and truthful information
- You are responsible for maintaining the confidentiality of your login credentials.
- You must immediately notify us of any un authorized use of your account.

3. Storage Unit Reservations

By reserving a unit through our website or portal:

- Unis are assigned based on availability at the time of booking.
- We reserve the right to cancel or modify reservations if necessary.
- You must comply with all posted facility rules and regulations.

4. Payments and Billing

- Payments are processed securely through QuickBooks Payments.
- By providing payment details, you authorize us to:
    - Charge your card or bank account for rental fees.
    - Process recurring payments if you enable autopay.

- Late payments may result in:
    - Restricted access to your storage unit.
    - Late fees as outlines in your rental agreement.
    - Possible lien proceedings as permitted by State Law.

5. Prohibited Storage Items

You may not store any of the following:

- Hazardous or flammable materials.
- Illegal drugs, firearms, or stolen property.
- Perishable goods that attract pests.
- Any items prohibited by state law.

Violation of this section may result in immediate termination of your rental agreement and possible legal action.

6. Facility Access

- Access to your unit is granted through your unique gate code.
- Sharing your access code with unauthorized parties is strictly prohibited.
- We are not liable for unauthorized access caused by your negligence.

7. Service Availability

- We strive to maintain uninterrupted access to our website, portal, and storage facilities.
- However, we do not guarantee continuous service and may temporarily suspend access for:
    - Maintenance or upgrades.
    - Security issues.
    - Events outside of our control.

8. Limitation of Liability

To the fullest extent permitted by law, R Rentals is not liable for:

- Loss, theft or damage to your stored property.
- Unauthorized access to your account or storage unit.
- Service interruptions, technical errors, or payment processing issues.

You are solely responsible for insuring your stored property.

9. Termination and Default

We may terminate or suspend your account and facility access if:

- You violate these terms.
- You fail to make required payments.
- You engage in illegal or unsafe activities on our property.

In the event of termination, we reserve the right to enforce lien rights and recover unpaid balances.

10. Privacy and Data Use

Your privacy is important to us. Please refer to our Privacy Policy for details on:

- How we collect, store, and protect your information.
- Your rights regarding personal data.

11. Changes to These Terms

We may update these Terms at any time. When we make significant changes:

- We will post the updated Terms on our website.
- We may notify you by email or within the portal.

Your continued use of our Services after updates constitutes acceptance of the revised Terms.

12. Governing Law

These Terms are governed by the laws of the State of Tennessee. Any disputes will be resolved exclusively in the courts located in Sumner County, Tennessee.

SIGNATURES

MANAGEMENT COMPANY

Name: Music City Property Management

Signature: _____

Date: _____

TENANT

Name: _____

Signature: _____

Date: _____

Unit # _____