

GARAGE RENTAL AGREEMENT

1. 1. Parties and Garage

This Garage Rental Agreement (the "Agreement") is made on [DATE] between [OWNER NAME], with a notice address at [OWNER ADDRESS], phone [OWNER PHONE], and email [OWNER EMAIL] (the "Owner"), and [RENTER NAME], residing at [RENTER ADDRESS], phone [RENTER PHONE], email [RENTER EMAIL] (the "Renter"). The Owner rents to the Renter the [DETACHED / ATTACHED / SINGLE BAY / DOUBLE BAY] garage located at [GARAGE ADDRESS OR LOCATION ON PROPERTY], measuring approximately [GARAGE DIMENSIONS] with a door opening of [DOOR WIDTH AND HEIGHT] and ceiling height of [CEILING HEIGHT] (the "Garage"). The rental includes [INCLUDED FEATURES, e.g., overhead door, side entry door, existing shelving, workbench, 120V outlets] and excludes [EXCLUDED AREAS, e.g., the attic space, the loft, and the area marked for use by the Owner]. The Renter has inspected the Garage, accepts it in its current condition, and acknowledges that no representation has been made about its suitability for any particular purpose.

2. 2. Term and Renewal

This Agreement begins on [START DATE] and continues [FOR A FIXED TERM ENDING ON END DATE / ON A MONTH-TO-MONTH BASIS]. A month-to-month arrangement may be terminated by either party with at least [TERMINATION NOTICE PERIOD, e.g., 30 days] written notice given before the next payment due date. A fixed term converts to month to month at expiration unless either party gives written notice of non-renewal at least [NON-RENEWAL NOTICE, e.g., 30 days] before the end date. The Renter has no right to occupy the Garage after termination and will remove all property and return all keys by that date.

3. 3. Rent and Payment

The Renter will pay [MONTHLY RENT] per month, due in advance on the [RENT DUE DAY, e.g., 1st] day of each month, payable to [PAYEE] by [PAYMENT METHOD]. Rent received more than [GRACE PERIOD, e.g., 5] days late incurs a late fee of [LATE FEE], and a returned or declined payment incurs a fee of [RETURNED PAYMENT FEE]. Rent for a partial month is prorated at [DAILY RATE] per day. For a month-to-month arrangement, the Owner may increase the rent on at least [RENT INCREASE NOTICE, e.g., 30 days] written notice, and continued use of the Garage after the effective date is acceptance of the new amount.

4. 4. Security Deposit

The Renter will pay a security deposit of [SECURITY DEPOSIT AMOUNT] before taking possession, held as security for unpaid rent and utilities, damage beyond ordinary wear and tear, unreturned keys or openers, cleaning, and the cost of removing property left behind. The deposit is not a prepayment of rent. The Owner will return the deposit, with an itemized statement of any deduction, within [DEPOSIT RETURN PERIOD, e.g., 30 days] after the Renter surrenders the Garage empty, clean, and with all keys and openers returned. If deductions exceed the deposit, the Renter will pay the balance within [BALANCE PAYMENT PERIOD, e.g., 15 days] after receiving the statement.

5. 5. Permitted Use

The Renter may use the Garage only for the storage of [PERMITTED PROPERTY, e.g., one registered vehicle, motorcycles, tools, seasonal household items] and for [PERMITTED ACTIVITY, e.g., ordinary vehicle maintenance such as oil changes and tire rotation, or no maintenance activity at all]. The Garage may not be used as a residence, a sleeping area, an office open to the public, a rental unit, a place of business serving customers, or a location for any commercial repair, fabrication, painting, or resale operation. The Renter will not conduct

welding, spray painting, engine rebuilding, or any activity producing sparks, fumes, or excessive noise without the express written consent of the Owner. Vehicles stored in the Garage must be listed here — [VEHICLE DESCRIPTION, PLATE, AND VIN] — and, if operated on the property, must be registered and insured. The Renter will keep the overhead door closed when the Garage is unattended.

6. 6. Prohibited Property and Hazardous Materials

The Renter will not store in or around the Garage: explosives, ammunition in bulk, fireworks, compressed flammable gases, or any quantity of gasoline, diesel, kerosene, propane, solvents, or paint thinner exceeding [FUEL STORAGE LIMIT, e.g., 5 gallons in approved containers]; illegal property or controlled substances; living creatures; perishable food or garbage; or any material that is toxic, corrosive, radioactive, or classified as hazardous waste. Fuel remaining in the tank of a stored vehicle or a piece of equipment is permitted. The Renter will not overload the electrical system, use unattended space heaters, or leave a battery charger, welder, or compressor running when the Garage is unoccupied. The Renter will not block the electrical panel, water shutoff, or any exit, and will keep at least [CLEARANCE DISTANCE, e.g., 3 feet] of clearance around any furnace, water heater, or other appliance located in the Garage. The Owner may enter and remove any prohibited material immediately and charge the cost of removal to the Renter.

7. 7. Keys, Openers, and Access

The Renter will receive [NUMBER] key(s) and [NUMBER] remote opener(s) or a keypad code of [KEYPAD CODE], and may access the Garage during [ACCESS HOURS, e.g., 24 hours per day, or 7:00 a.m. to 9:00 p.m.] in consideration of the residents of the property. The Renter will not duplicate keys, share the code, change or add a lock, or allow any person other than [AUTHORIZED PERSONS] to access the Garage without the written consent of the Owner. Lost keys or openers are replaced at a cost of [KEY REPLACEMENT COST] each, and the Owner may rekey the Garage at the expense of the Renter if a key is lost or not returned. The Renter will secure the Garage after each use and will report any lock or door malfunction promptly. Access to the rest of the property is limited to the driveway and walkway needed to reach the Garage.

8. 8. Utilities

Electricity serving the Garage is [SEPARATELY METERED AND PAID BY THE RENTER / INCLUDED IN RENT / SHARED AND REIMBURSED]. If included in rent, ordinary use for lighting, a battery tender, and hand tools is covered, and the Renter will pay [EXCESS UTILITY RATE] for any high-draw equipment such as a compressor, welder, freezer, or space heater used regularly, or will reimburse [FLAT UTILITY CHARGE] per month for that use. Water, if available, is [PROVIDED OR NOT PROVIDED], and heat and air conditioning are [PROVIDED OR NOT PROVIDED]. The Renter will not install or modify any electrical circuit, outlet, subpanel, or gas line, and any permitted installation must be performed by a licensed contractor with the prior written approval of the Owner and any required permit. The Owner is not liable for interruption of any utility service.

9. 9. Condition, Maintenance, and Alterations

The Owner will maintain the roof, structure, foundation, overhead door mechanism, and any electrical service that the Owner provides, and will make repairs within a reasonable time after written notice from the Renter at [MAINTENANCE CONTACT]. The Renter will keep the Garage clean and free of trash, will immediately clean any oil, fuel, or chemical spill, and will pay the cost of remediating any stain or contamination of the floor or soil caused by the property or activity of the Renter. The Renter will not paint, drill into the structure, remove or add walls, install a lift, alter the door, or make any other alteration without prior written consent, and any approved alteration becomes the property of the Owner at the end of the term unless the Owner requires its removal. The Renter will not exceed the floor load capacity of [FLOOR LOAD LIMIT] and will not use a vehicle lift or jack

stands other than in the manner approved in writing. Damage caused by the Renter, its guests, or its contractors is repaired at the cost of the Renter.

10. 10. No Bailment, Insurance, and Risk of Loss

The Owner rents enclosed space only and does not take custody or control of any vehicle or property placed in the Garage, and no bailment is created. All property in the Garage is at the sole risk of the Renter, and the Owner is not liable for loss or damage from fire, smoke, water, roof or pipe leaks, flooding, mold, pests, theft, vandalism, power interruption, or the act of any third party, except to the extent caused by the gross negligence or willful misconduct of the Owner. The Renter will maintain insurance covering the full replacement value of the property stored, including auto physical damage coverage on any stored vehicle, and personal liability coverage of at least [LIABILITY COVERAGE LIMIT], naming the Owner as an additional insured if the Renter conducts any permitted maintenance activity. The Renter releases the Owner from, and waives all rights of subrogation for, any loss covered by insurance carried by the Renter. The total liability of the Owner under this Agreement will not exceed [OWNER LIABILITY CAP].

11. 11. Owner Entry

The Owner may enter the Garage to inspect it, make repairs, read a meter, address an emergency, show the property to a prospective buyer or lender, or verify compliance with this Agreement. Except in an emergency, the Owner will give the Renter at least [ENTRY NOTICE PERIOD, e.g., 24 hours] notice and will enter at a reasonable time. The Owner retains a key to the Garage at all times and the Renter will not defeat that access by adding a lock. Nothing in this section obligates the Owner to inspect the Garage or to protect the property inside it. If the Renter is present, the Owner will make reasonable efforts to enter in the presence of the Renter.

12. 12. Default, Termination, and Removal of Property

The Renter is in default if rent or a utility charge is unpaid for [DEFAULT PERIOD, e.g., 10 days] after the due date, if prohibited property is stored, if the permitted use is violated, or if any other obligation is not cured within [CURE PERIOD, e.g., 10 days] after written notice. On default the Owner may terminate this Agreement by written notice, deny access, and pursue all remedies allowed by law, including recovery of unpaid rent, cleanup and disposal costs, and attorney fees where permitted. Property remaining in the Garage after the termination date is deemed abandoned, and after giving the notice required by applicable state law, the Owner may remove, store, sell, donate, or dispose of it, applying any proceeds to amounts owed and charging the balance of removal and disposal costs to the Renter. A registered vehicle left behind will be handled under the abandoned vehicle procedure of the State of [GOVERNING STATE], with notice to the registered owner and any lienholder. The Renter remains liable for rent through the date the Garage is emptied and surrendered.

13. 13. Assignment and General Provisions

The Renter may not assign this Agreement, sublet the Garage, or allow any other person to store property in it without the prior written consent of the Owner. This Agreement is governed by the laws of the State of [GOVERNING STATE], with venue in [VENUE COUNTY AND STATE], and the prevailing party in any action to enforce it may recover reasonable attorney fees and costs to the extent permitted by law. Notices will be sent to the addresses in Section 1 by [NOTICE METHOD]. If any provision is unenforceable, the remainder stays in effect. This Agreement is the entire understanding between the parties regarding the Garage and may be amended only in a writing signed by both parties, except for rent changes made on notice as provided above. The Renter acknowledges that this Agreement rents storage and parking space only and does not create a residential tenancy.

14. 14. Signatures

By signing below, each party agrees to the terms above, and the Renter specifically acknowledges the permitted use limits in Section 5, the prohibited materials list in Section 6, and the no-bailment provision in Section 10. OWNER: Signature: _____. Printed Name: [OWNER NAME]. Date: [DATE]. RENTER: Signature: _____. Printed Name: [RENTER NAME]. Date: [DATE]. Renter initials acknowledging insurance requirement: _____. Electronic signatures have the same effect as original signatures.

15. Disclaimer

This template is provided for general informational purposes only and is not legal advice. Renting a garage attached to or on the same lot as a dwelling can raise zoning, homeowners insurance, HOA, and landlord-tenant issues, and the procedures for disposing of property or vehicles left behind are set by state statute. Confirm that the rental is permitted under your policy, your local code, and any HOA rules, and consult a licensed attorney before relying on this document. Use of this template does not create an attorney-client relationship with ScanContract.

Template provided by ScanContract (scancontract.ai) for informational purposes only. Not legal advice.