

PARKING SPACE RENTAL AGREEMENT

1. 1. Parties and Parking Space

This Parking Space 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 parking space number [SPACE NUMBER OR DESCRIPTION] located at [PARKING LOCATION ADDRESS] (the "Space"), which is [COVERED / UNCOVERED / GARAGE / TANDEM / COMPACT] and measures approximately [SPACE DIMENSIONS]. This Agreement grants a license to park one vehicle in the Space and does not convey any interest in real property or any right to use any other part of the property. The Renter accepts the Space in its current condition after inspection.

2. 2. Term and Renewal

This Agreement begins on [START DATE] and continues [FIXED TERM ENDING ON END DATE / ON A MONTH-TO-MONTH BASIS]. If month to month, either party may terminate by giving at least [TERMINATION NOTICE PERIOD, e.g., 30 days] written notice before the next payment due date. If a fixed term is stated, the Agreement 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] in advance. If the Space is rented in connection with a lease of a residence or business premises at the same property, this Agreement terminates automatically when that lease ends.

3. 3. Rent, Late Fees, and Rate Changes

The Renter will pay [MONTHLY PARKING RENT] per month, due in advance on the [RENT DUE DAY, e.g., 1st] day of each month, payable to [PAYEE] by [PAYMENT METHOD]. Payment received more than [GRACE PERIOD, e.g., 5] days after the due date 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 PARKING RATE] per day. The Owner may increase the rent for a month-to-month arrangement on at least [RENT INCREASE NOTICE PERIOD, e.g., 30 days] written notice, and continued use of the Space after the effective date is acceptance of the new rate.

4. 4. Security Deposit and Access Devices

The Renter will pay a security deposit of [SECURITY DEPOSIT AMOUNT] before the start date, held as security for unpaid rent, damage to the Space or the property, unreturned access devices, and cleanup of fluid leaks or debris. The Owner will return the deposit, less any itemized deduction, within [DEPOSIT RETURN PERIOD, e.g., 30 days] after the Renter vacates the Space and returns all access devices. The Renter will receive [NUMBER] key(s), fob(s), remote(s), or permit hangtag(s) with identification number [ACCESS DEVICE NUMBER], and will pay [DEVICE REPLACEMENT FEE] for each device lost or not returned. Access devices and permits may not be duplicated, shared, sold, or transferred to any other person.

5. 5. Permitted Vehicle and Registration

The Renter may park only the following vehicle in the Space: [YEAR, MAKE, MODEL], color [COLOR], license plate [PLATE NUMBER AND STATE], VIN [VIN]. The Renter will notify the Owner in writing and update this description before substituting any other vehicle. The vehicle must at all times be currently registered, display valid plates and any required inspection sticker, be insured as required in Section 9, and be in operable condition. The Renter will park entirely within the marked boundaries of the Space, will not park in a way that blocks another space, a drive aisle, a fire lane, a dumpster, or an accessible route, and will observe posted speed and directional

signage on the property. Only [NUMBER OF VEHICLES, e.g., one] vehicle may occupy the Space at any time, and motorcycles, trailers, boats, and recreational vehicles are permitted only if described above.

6. 6. Access Hours and Entry

The Renter may access the Space during [ACCESS HOURS, e.g., 24 hours per day, seven days per week, or specified hours], and the Owner may change the access hours or temporarily close the lot for repairs, resurfacing, striping, snow removal, or a special event on [ACCESS CHANGE NOTICE, e.g., 48 hours] notice, except in an emergency. If the Space is unavailable for more than [SUBSTITUTE SPACE THRESHOLD, e.g., 24 hours] due to work performed by the Owner, the Owner will provide a comparable substitute space or prorate the rent for the period of unavailability. The Renter will use only the assigned Space and will not use guest, accessible, reserved, or loading spaces. The Renter is responsible for the conduct of any person who uses the Space with the permission of the Renter.

7. 7. Permitted Use and Prohibited Activities

The Space may be used only for parking the vehicle described in Section 5. The Renter will not use the Space to store property, materials, containers, or an inoperable vehicle; will not perform oil changes, bodywork, painting, welding, or any repair other than a minor emergency repair needed to move the vehicle; will not wash or detail the vehicle unless the property provides a designated area; and will not idle a vehicle longer than [MAXIMUM IDLE TIME, e.g., 10 minutes] or run a generator. Sleeping or living in a vehicle on the property is prohibited, and the following additional activities are prohibited: [ADDITIONAL PROHIBITED ACTIVITIES]. The Renter will not sell merchandise, conduct a commercial activity, or place any sign in or around the Space. Any fluid leak must be cleaned immediately, and the Renter will pay the cost of removing stains, fluids, or debris attributable to the vehicle.

8. 8. No Bailment and No Liability for the Vehicle

This Agreement rents a parking location only. The Owner does not take custody or control of the vehicle, no bailment is created, no attendant is on duty unless separately stated, and the Renter retains the keys and full responsibility for the vehicle at all times. The vehicle and its contents are parked at the sole risk of the Renter, and the Owner is not liable for theft, vandalism, break-in, collision, fire, flood, falling objects, ice, snow, tree limbs, damage caused by another vehicle or person, or damage arising from the condition of the pavement, except to the extent caused by the gross negligence or willful misconduct of the Owner. Any gate, camera, fence, or lighting is provided for the convenience of the Owner and creates no duty to guard the vehicle. The Renter waives claims for indirect and consequential damages, including loss of use and towing or rental car costs, and the total liability of the Owner will not exceed [OWNER LIABILITY CAP].

9. 9. Insurance and Legal Compliance

The Renter will maintain automobile liability and physical damage insurance on the vehicle at not less than the limits required by the State of [GOVERNING STATE], and will provide evidence of coverage on request. The Renter is responsible for its own comprehensive and collision coverage for any damage occurring while the vehicle is in the Space, and releases the Owner and waives all rights of subrogation for any loss covered by that insurance. If the Renter is a business parking employee or fleet vehicles, it will also carry commercial auto liability of at least [COMMERCIAL AUTO LIMIT] and will name the Owner as an additional insured on request. The Renter will comply with all applicable traffic, parking, and environmental laws while on the property.

10. 10. Maintenance, Snow, and Condition of the Space

The Owner will maintain the paved surface, striping, drainage, and any lighting serving the Space in reasonable

condition and will arrange [SNOW REMOVAL RESPONSIBILITY, e.g., snow plowing of the drive aisles], although the Owner does not guarantee that the Space will be free of snow, ice, water, or debris at any given time. The Renter will keep the Space clean and will not damage the pavement, curbs, bollards, wheel stops, or adjacent property, and will pay for any damage it causes. The Renter will remove the vehicle when reasonable notice is given for plowing, resurfacing, striping, or repair work, and if it does not, the Owner may relocate or tow the vehicle at the cost of the Renter. The Owner is not responsible for damage caused by snow removal equipment operating in the normal course.

11. 11. Unauthorized Vehicles, Towing, and Abandonment

If another vehicle occupies the Space, the Renter will notify the Owner at [OWNER CONTACT FOR TOWING] rather than confronting the driver, and the Owner will make reasonable efforts to have the vehicle removed. The Owner may tow, boot, or otherwise remove any vehicle parked without authorization, parked outside the assigned Space, blocking access, or lacking a valid permit, at the expense of the owner of the vehicle and in accordance with applicable towing notice and signage requirements. A vehicle that remains in the Space after this Agreement terminates, or that is inoperable, unregistered, or not moved for [ABANDONMENT PERIOD, e.g., 30 consecutive days] while rent is unpaid, is deemed abandoned. The Owner may then, after giving the notice required by applicable state law to the Renter and to any registered owner and lienholder, have the vehicle towed and stored at the expense of the Renter and may pursue a lien or disposition of the vehicle as permitted by the abandoned vehicle statute of the State of [GOVERNING STATE]. The Renter remains liable for towing, storage, and disposal costs and for unpaid rent through the removal date.

12. 12. Default, Termination, and Assignment

The Renter is in default if rent is unpaid for [DEFAULT PERIOD, e.g., 10 days] after the due date, if the vehicle is not the one described in Section 5, if insurance or registration lapses, or if the Renter violates any other term after [CURE PERIOD, e.g., 5 days] written notice. On default, the Owner may terminate this Agreement, deactivate access devices, and remove the vehicle as provided in Section 11, and may apply the security deposit to amounts owed. The Renter may not assign this Agreement, sublet the Space, or allow any other person or vehicle to use it without the prior written consent of the Owner, and any unauthorized transfer is a default. Termination does not release the Renter from amounts accrued before the termination date.

13. 13. General Provisions

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. Notices will be delivered to the addresses in Section 1 by [NOTICE METHOD] and are effective on delivery or [NOTICE EFFECTIVE DAYS] days after mailing. If any provision is unenforceable, the remainder stays in effect. This Agreement, together with any posted parking rules attached as Exhibit A, is the entire agreement between the parties regarding the Space and may be amended only in a writing signed by both parties, except for rate and access changes made on notice as provided above.

14. 14. Signatures

By signing below, each party agrees to the terms above, and the Renter specifically acknowledges the no-bailment and no-liability provisions in Section 8. OWNER: Signature: _____. Printed Name: [OWNER NAME]. Date: [DATE]. RENTER: Signature: _____. Printed Name: [RENTER NAME]. Date: [DATE]. Renter initials acknowledging vehicle is parked at own risk: _____. 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. Towing and abandoned vehicle procedures are regulated by state and municipal law, including signage, notice to registered owners and lienholders, and authorized towing companies, and removing a vehicle without following those rules can create liability. Rules also differ where parking is rented together with a residential tenancy. Verify the requirements in your state and city and consult a licensed attorney before relying on this document. Use of this template does not create an attorney-client relationship with ScanContract.

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