

Associated Realty Property Management

456 E. Beaver Avenue, State College, PA 16801 ♦ (814) 231-3333 Fax (814) 234-6697

Parking Agreement

Designated Space & Lot:

Name of Licensee:

Current Address:

Phone Number:

Vehicle Information:

SAMPLE DOCUMENT
NOT VALID

Rental rate	XXXXXXXXXXXXXX		
Term of this agreement	XXXXXXX	To	XXXXXXX
Total due on	XXXXXXX	\$	XXXXXXX

1. **PAYMENT:** Rent is payable to Associated Realty. If the payment is not received in our office by the date specified in the agreement, a \$5.00 per day late charge will be levied.

2. **SPECIAL CLAUSES:** This is an UNCOVERED parking space. ; We recommend that you view the assigned space prior to signing this agreement. Once this agreement is signed, you will not be permitted to change spaces. NO EXCEPTIONS.

3. **REMOVAL OF TRESPASSERS:** Landlord assumes no responsibility for removal of trespassers who may park unauthorized vehicles in the space designated for use by Licensee. Licensee may tow unauthorized vehicles from Licensee's assigned space. Please be reminded that you may be towed if you park in any other space other than the one designated to you.

4. **DAMAGE TO VEHICLE:** Licensee must carry insurance on vehicle. Landlord assumes no responsibility for vandalism or damage to a vehicle. This includes but is not limited to instances in parking garages where leakage and/or projectiles from above could damage a vehicle. While every effort has been made to prevent this situation, Landlord assumes no responsibility should it occur.

5. **LICENSEE TO ABIDE BY RULES OF LICENSOR:** Licensee shall abide by all rules and regulations currently in effect for the designated parking area. Vehicles without current registration and inspection may not be stored in the parking area and may be towed by Landlord.

SAMPLE DOCUMENT - NOT VALID

6. AGREEMENT CREATES LICENSE ONLY: This parking agreement is intended to create a license only granting to the licensee the right to use the designated parking space. No Landlord-Tenant relationship is intended.

7. TERMINATION OF AGREEMENT: If Licensee shall breach the agreement, then after notice, Landlord may terminate this agreement and refund to Licensee any accrued fees. Upon termination of this agreement because of Licensee's breach, Licensee shall not have the right to use the designated parking space or area and shall be treated as a trespasser thereafter.

8. NOTICE: Any notice required by this parking agreement shall be sufficient if sent to the registered address of Licensee, emailed, or if left upon the unregistered vehicle of Licensee while it occupies the designated space or area.

9. SUBLETTING: In the event Licensee assigns parking space, the sub-tenant is required to make application to our office for a new parking agreement. Licensee must return used permit after approval, and a sublet lease will be issued to the sub-tenant at a cost of \$20.00 for the processing fee. The cost to replace a lost permit is \$5.00.

10. IDENTIFICATION OF VEHICLE: Licensee shall register one vehicle with Landlord and shall abide by all registration and identification requirements that may be imposed from time to time by Landlord to control use of the parking facilities. Only one vehicle is permitted per space. No additional vehicles (including motorcycles and mopeds) are permitted in the space.

11. RESERVATION OF THE RIGHT TO REMOVE UNREGISTERED VEHICLE:

Although it is not obligated to do so, at the request of Licensee, Landlord shall have the right to remove any vehicle that is unregistered and/or has an expired inspection from the designated space.

12. RECEIPT OF RULES AND REGULATIONS: By executing this parking agreement, Licensee acknowledges receipt of the rules and regulations applicable to the designated parking space or area.

13. BINDING EFFECT: This agreement shall be binding upon the parties hereto and the successors and assigns, except as limited herein.

14. RETURNED CHECKS: A \$50.00 service charge will be levied on all checks returned due to non-sufficient funds or for any other reason. Returned checks will not be re-deposited. Licensee must cover the returned check with cash, money order or certified check. Late charges will continue to accrue until the rent is paid in full. Any unpaid balance may result in vehicle being towed at the owner's expense.

15. PARKING PERMITS: Parking permits must be displayed in the vehicle at all times! It is the responsibility of the Licensee to pick up new parking permits each year.

16. SNOW REMOVAL: Only the right-of-way will be plowed in the parking lots. Licensee is responsible for removing snow around his or her vehicle.

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