JAB Self Storage - Terms and Conditions

These Terms and Conditions outline the rights and obligations of HAPEAD Ltd T/A JAB Self Storage ("we," "us," "our") and the Customer ("you," "your"). Terms may change periodically due to updates in practices, regulations, or laws. A 28-day notice period will be provided for any changes, which will be available on our website.

Opening Times Office hours typically: Monday to Friday, 8am - 5pm. Site access: 24/7.

Deposit A refundable deposit is required for each unit.

Keys are provided by JAB Self Storage, with a spare key held securely by us.

Insurance You are responsible for arranging sufficient insurance cover for your goods as we do not provide insurance cover or accept liability for losses or damage to your goods.

Rent is charged monthly in advance. Quarterly, 6-month, or 12-month billing cycles can be arranged prior to storage or by agreement.

Notice Two weeks' written notice is required to terminate your contract.

Vacation The storage unit must be emptied and cleaned upon vacation, with the key returned. Failure to do so may result in the retention of the deposit.

Prohibited Items for Storage
The following items are not permitted:

- Food or perishable goods, unless securely packed to prevent vermin.
- Birds, fish, animals, or any living creatures.
- Combustible or flammable materials such as gas, paint, petrol, oil, or cleaning solvents.
- Firearms, explosives, weapons, or ammunition.
- Chemicals, radioactive materials, biological agents, toxic waste, asbestos, or other dangerous materials.
- Any items emitting fumes, smells, or odours.
- Illegal substances or items.
- Compressed gas.

We will require you to remove any prohibited items from the premises within 48 hours of notice, if found upon inspection; after which time, the items will be removed by us at your cost. Other associated costs will be charged to you. We reserve the right to remove any prohibited items.

Quotations Our quotations do not include customs, duties, inspections, or other fees payable to statutory bodies. Such fees are your responsibility. We reserve the right to amend quotations based on unforeseen changes in circumstances.

Right of Access to Storage Units
Access is restricted to:

- The customer and authorized persons.
- The customer and their accompanying persons.
- We reserve the right to enter units for maintenance or compliance checks. Units must be locked when unattended.

Ownership of Goods You confirm that stored goods are your property or that you have the owner's authority. You indemnify us against any claims arising from this.

Your Responsibilities

- Provide and maintain up to date contact details.
- Ensure the rent is paid up to date and in full.
- Inspect the storage space before use.
- Store items in your container safely and securely so as not to cause damage to yours or other's property, including ours.
- Ensure stored vehicles or any motorized equipment are drained of fluids.
- Avoid storing goods that encourage vermin, pests, or infestation.
- Remove any prohibited goods within 48 hours of notification.

Rent Payments Payments must be made one month in advance. We reserve the right to charge interest on overdue amounts. Payment terms can only be varied with written agreement. In the event of customers falling behind on payments, the customer must make contact with us to agree

Non-Payment of Storage Charges If you do not pay the Storage Charges on the Due Date or the late payment charge or either, we may restrict your access to your Unit(s) and install a new lock or padlocks, pending full payment of your account. Exercising our right to exclude you does not affect your obligation to pay any unpaid or future fees or late payment charges. If you do not pay any fees or charges, the Goods are left in the Unit at your sole risk. We exclude any liability in respect of the Goods when payment is overdue. If any part of the fees or the late payment charge is still outstanding one month after the Due Date, we may at our discretion:

- Give you written notice that we will remove some or all goods if not paid in full within 14 days' notice.
- On expiry of notice, sell the goods on your behalf, applying proceeds to cover outstanding charges and costs. Any outstanding balance remaining will remain to be owed from you.

Our Rights We reserve the right to enter the storage space at any time for inspection and compliance checks. Should you fail to comply with these conditions, you may be asked to vacate the storage unit. You must return keys provided by us upon vacation.

Outstanding Payments and Item Removal

If you fail to remove items within 14 days of notice, we may sell some or all of the property stored. Proceeds from the sale will first cover costs and outstanding charges, with any excess paid to you. If we cannot locate you within 28 days of payment being due to you, we will retain the proceeds of the sale.

Risk for all property remains with you at all times.

Liability We do not insure your goods and recommend specific cover. If goods are lost or damaged due to our negligence, we will pay up to £100 per metre length of the storage space, with a maximum of £100 per item. It is your responsibility to store items in your container safely and securely so as not to cause damage to yours or our property. We are not liable for death or injury, except in cases of negligence or fraud.

Whole Agreement These Terms and Conditions and our quotation form the entire agreement, excluding previous discussions or representations.