

Parking Application

Licensor: HRS Property Management Inc.

PARKING SPACE APPLIED FOR:

ONE PARKING LOT at

Building Address _____, City _____, Postal Code _____

Licensee: _____ Licensee's Unit #: _____ Room #: _____

Vehicle information

Make: _____ Model: _____

Color: _____ License Plate #: _____

**Vehicle size is limited to compact size SUV or smaller*

IN CONSIDERATION OF the Licensor leasing the above-named Parking Space to the above-named Licensee, the Licensee leasing the Parking Space from the Licensor and the mutual benefits and obligations set forth in this agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this agreement (the "Parties") agree as follows:

Only the vehicle(s) with the above license plate(s) will occupy the parking spot.

Term

Fall Term (September – December), _____ (year)

Winter Term (January – April), _____ (year)

Spring Term (May - August), _____ (year)

Payment

The Licensee shall pay to the Licensor a non-refundable \$ _____/term (4 months) **along with \$10 non-refundable parking pass fee**. The payment needs to be made in full and sent along with this application to reserve a spot.

**Parking is only reserved for the entire rental term(s). No refunds will be issued.*

Conditions

It is understood and agreed that the use of the Parking Space by the Licensee is subject to and qualified by the following provision:

1. The Parking Space is for the use of one (1) vehicle per space by the Licensee and accordingly the Licensee will be issued with one (1) parking pass per Parking Space by the Licensor, which pass shall remain the property of the Licensor, as the case may be, if the Licensor exercises its right to revoke the Licensee's privileges to which that permit relates;
2. The Parking Space cannot be used for storage, mechanical work or oil changes. Any improper use of the Parking Space may result in revocation or cancellation of parking permits and possible administrative fees;
3. All parking passes are the property of the Licensor and may be revoked or cancelled by HRS Property

Management at any time for abuse, misuse or misconduct to the lease or parking rules or regulations;

4. The Licensee is required to return the parking to the office, in its original condition, within 5 days of the end of the parking period. Failure to return parking pass will result in a \$50 fine;
5. Parking pass must be visible at all times, and must be hanging from rear view mirror. Failure to have a visible parking pass may result in the vehicle being ticketed or towed at the Licensee's expense;
6. Parking pass must be most up-to-date. Forging a parking pass may result in ticketing and/or towing of vehicle at the Licensee's expenses, administrative fees may apply;
7. The licensee shall not have no right to assign, sub-license or part with possession of its right to use any or all of the Parking Space;
8. The Licensee's use of the Parking Space shall be subject to all rules and regulations established from time to time by the Licensor, as the case may be, from time to time. If the Licensee fails to comply with the provision so this agreement, including without limitation, the rules and regulations, then the Licensor shall have the right to revoke or suspend the privilege of the Licensee to use the Parking Space, provided that exercise of such right by the Licensor shall not limit or affect the Licensee's obligation to make payment pursuant to this License;
9. The use by the Licensee of the Parking Spaces is subject to the exclusive control of the Licensor;
10. Parking will not be renewed without the Licensor's confirmation and is therefore not secured;
11. The Licensor cannot guarantee the availability of a parking spot at any given time due to the possibility of vehicles parking without a valid permit;
12. The Licensee agrees to indemnify the Licensor against all liability, claims damages or expenses due to or arising out of any action or omission or neglect by the Licensee, its agents, servants, invitees or licensees on to about the Parking Spaces or due to or arising out of any breach by the Licensee of the provisions of this License or any rules or regulations established from time to time by the Licensor;
13. The Licensee acknowledges that the Licensor may change or update the parking rates at any given time. The licensee acknowledges and agrees that the new parking rate may apply when the licensee renews the Parking Space;
14. The Licensee shall use the parking spaces at its sole risk, and the Licensor will not be liable for any loss, injury or damage caused to persons using the Parking Spaces or to vehicles or their contents or any other property, the responsibility for insuring against any such loss, injury or damage being at the Licensee who hereby waives on behalf of itself and its insurers any rights of subrogation against the Licensor;
15. The Licensee acknowledges and agrees that illegally parked vehicles are subject to ticketing and/or towing at the Licensee's expense, including an administrative fee of \$100.00;
16. If any of the above vehicle information changes, Licensee must complete a new parking agreement. Failure to do so may result in ticketing and/or towing of vehicle at the Licensee's expenses;
17. The Licensee acknowledges that parking spots are not assigned. Parking passes are only valid for the lot that they are issued to. Licensee also acknowledges that at no time will they parking in a disabled person's parking spot, a fire route, on the lawn, in front of garbage bins, or any other spot the Licensor deems unacceptable. The Licensee acknowledges that any ticket and/or tow charge resulting in inappropriate parking will be the licensee's responsibility;
18. The Licensee understands that if they are in default of rent payment, their parking payment will be used for outstanding rent and Licensee will lose their parking spot and privileges immediately, and vehicle may be ticketed and/or towed at Licensee's expense;



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Successors: This parking Agreement shall ensure to the benefit of the Licensor's successors and assigns.

By signing this agreement, the Licensee acknowledges that a parking application or payment does not guarantee a parking spot. Only the issuing of a parking pass confirms a parking spot.

By signing this agreement, the Licensee acknowledges that parking is set on first-come-first-serve bases and should be the responsibility of the Licensee to reserve the parking spot. Parking is **NOT** automatically renewed after the first purchase. Set-up fee is required if the Licensee purchase one semester parking, then later make purchase of another semester parking (i.e., renewal of parking pass)

(Signature of the Licensee)

(Date, yyyy/mm/dd)