

SalesRep:

Work Order/Contract - R21

Date

Shop:

DEALER NAME:

Brochure:

DEALER EMAIL:

Phone

Inventory #:

Description:

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RENT or **OWN** land where building is to be placed? *Check Only One.*

RENT

OWN

Customer Information

Name

Social Security #

Street

Driver's License

City

Date of Birth

State

Delivery Address Same as Billing

Zip

Street

Phone #

City

Alt. Phone

State

Work Phone

Zip

Email

Employer Information

Name

Landlord's Information

Name

Street

Street

City

City

State

State

Zip

Zip

Phone #

Phone #

Required References

Ref 1 Name

Ref 2 Name

Phone #

Phone #

Co-Renter Information

Name

Social Security #

Street

Driver's License

City

Date of Birth

State

Co- Renter Employer Information

Zip

Name

Phone #

Address

Alt. Phone

Work Phone

Email

Phone #

Atwood Rentals Inc.

MANAGED BY: Summit Management Group MAIL PAYMENTS TO: PO BOX 489, Milan, TN 38358
PHONE (731)686-0065 FAX (731)686-0067 EMAIL: customerservice@summitmanagement.group WEBSITE: www.makeapayment.com

RENTAL AGREEMENT WITH PURCHASE OPTION – NORTH CAROLINA

This Agreement made and entered into on this _____ day of _____ (a copy of which has been furnished to Consumer as evidenced by Consumer's signature as it appears below), by and between Atwood Rental Inc, (or its successors or assigns) having its principal place of business at 1148 S. Main Street, Milan, TN 38358, Gibson County hereinafter referred to as "Lessor" and

Consumer(s) Name(s): _____

Street Address: _____ City: _____ County: _____ State: _____ Zip: _____

Phone Number(s): _____ hereinafter referred to as "Consumer".

DISCLOSURES

1. For and in consideration of mutual covenants and agreements hereinafter set forth, Lessor hereby leases to Consumer and Consumer hereby leases from Lessor that certain portable building described in paragraph 2(a) set out below.
2. The following information is hereby disclosed to the Consumer and constitutes terms and conditions of this agreement.
 - (a) The property to be leased, the subject of this agreement, is described as follows:
 New Used _____
 - (b) The cash price of the Leased Property is \$ _____ + Sales Tax.
 - (b) The Leased Property is owned by Atwood Rental Inc.
 - (c) The term of this agreement is for one month.
 - (d) Consumer may renew this agreement for consecutive terms of one month by making rental payments in advance for each additional month Consumer wishes to rent the Leased Property.
 - (f) The Initial Payment is: Rental Payment \$ _____ + Cost Reduction + \$ _____ + Security Deposit \$ _____ + Sales Tax \$ _____ + Total \$ _____. **Payment required at the commencement of this Agreement.**
 - (g) The Rental Payment is: \$ _____ + Sales Tax (sales tax subject to change) = \$ _____ per month and is due on the _____ day of each month.
 - (h) In the event of late payment, Consumer will be liable for a \$15.00 per month (subject to change) late charge. Consumer hereby expressly acknowledges and expressly agrees that Lessor has the unconditional right to increase the late payment charge upon notice to Consumer of the effective date and amount of any such increase.
 - (i) **PURCHASE OPTION (END OF LEASE):** If Consumer makes ___ monthly rental payments and otherwise complies with this Agreement, Consumer may thereafter purchase the Leased Property for the sum of \$ _____, plus Sales Tax.
 - (j) **PURCHASE OPTION (EARLY):** At any time after Consumer has made the first rental payment Consumer may purchase the Leased Property for the cash price of \$ _____ + Sales Tax less ____% of all the rental payments Consumer has made (exclusive of taxes, reinstatements and other charges.)
 - (k) Consumer will not own the Leased Property or have any equitable interest in the Leased Property until the Consumer has exercised the PURCHASE OPTION (END OF LEASE) or PURCHASE OPTION (EARLY).
 - (l) The rental payment does not include other charges such as late payment, default, pick-up or reinstatement fees. **Consumer should read this contract for an explanation of these charges.**
 - (m) Consumer is responsible for the fair market value of the property if it is lost or stolen or damaged or destroyed.
 - (n) Consumer is responsible for maintaining the property while it is leased to prevent any other damage other than normal wear and tear.
 - (o) Consumer shall not permit the Leased Property to be altered in any way, including the construction of shelves and/or benches, the addition of any equipment and/or accessories, the connection of utilities of any type, or the placing of signs on the Leased Property. The Consumer shall not permit the Leased property to be tied to or otherwise affixed to any real estate in such a manner that the same cannot be removed without damage to the Leased Property. **Unless otherwise designated, the Leased Property is not intended for animal occupancy. The Leased Property is not intended for human occupancy.**
 - (p) Consumer agrees not to, in any way, restrict the Lessor, its agents and/or independent contractors from lawful access to the Leased Property. Consumer specifically grants to Lessor, its agents and/or independent contractors specific right of entry onto the Consumer's property during the initial delivery of said Leased Property and during the repossession of such Leased Property, whether such repossession is at the request of Consumer or caused by Consumer's default.

Consumer

Co-Consumer

(q) Cost Reduction Agreement: (OPTIONAL) This Agreement offers an optional Cost Reduction Agreement. If the Consumer chooses this option, the Lessor will reduce the amount of the monthly rental payment required. By this Cost Reduction Agreement, the Consumer and the Lessor may, and do, mutually agree to this Cost Reduction Agreement in lieu of a Security Deposit. If the Consumer pays an \$_____ the Lessor will reduce the Consumer's monthly rental payment. Lessor will refund the amount paid in consideration of the Cost Reduction Agreement, when, and only if, the Leased Property is voluntarily returned to the Lessor at the end of any renewal period without any repossession expenses or costs to Lessor. However, any amount the Consumer may then still owe the Lessor for past due rental payments, damages, fees, repairs, or already paid sales tax will be deducted from the amount of the refunded payment. The Consumer and the Lessor mutually agree that this Cost Reduction Agreement payment is not and shall not be construed as a down payment. The Cost Reduction Agreement payment is paid in lieu of a Security Deposit; however, it provides added benefit to the Consumer in that it reduces the required monthly rental payment. If the amount in this section is "0" or N/A this option shall not have been selected.

Insert Initials [_____ Accept CRA]

3. At the time of the execution of this agreement, the Consumer shall pay to the Lessor a security deposit in the amount of \$_____ to be held by Lessor as security for the performance of all terms of this agreement including, but not limited to past due rental payments or any redelivery charge. **Such deposit (or such part thereof as has not been applied to remedy defaults of the Consumer) shall be refunded, without interest, only on the expiration of the term of this lease, if Consumer has not been late on rental payments for more than 3 times, and if all obligations of the Consumer have been performed or discharged and Consumer exercises either the OPTION TO PURCHASE (END OF LEASE) or OPTION TO PURCHASE (EARLY). Lessor may from time to time use the proceeds of the deposits to apply towards any breach by Consumer of the terms of this lease, and in the event of such application upon demand to the Lessor, the Consumer shall restore the deposit to its original amount.**

4. Consumer may terminate this agreement without penalty by voluntarily surrendering the Leased Property upon expiration of any lease term. In that event, Consumer agrees to return the Leased Property to Lessor in the same condition it was on this date, normal wear and tear excepted, and all payments shall be deemed fair rental value. After payment of 33 monthly rental payments if Consumer does not wish to purchase the property, Consumer may return the property without any charge or Consumer may continue to rent the property for additional monthly terms by payment of the monthly rental payment.

5. In the event of termination by Consumer, Consumer will still owe Lessor any past-due rental payments. If Consumer fails to make a timely rental payment, which otherwise would effectuate a termination of this agreement, Consumer shall have the right to reinstate the agreement without losing any rights or options by payment of all past-due rental charges, the reasonable cost of pick-up, redelivery, and refurbishing, and any applicable late fees within five (5) days of the renewal date.

6. If Consumer, at the request of Lessor or its agent, has returned or voluntarily surrendered the Leased Property to Lessor, the reinstatement period shall be a term for thirty (30) days after the date of the return of the property.

7. The Leased Property shall be kept at the address shown above. It may not be moved from that address without the written consent of Lessor which consent shall not be unreasonably withheld.

8. Consumer may not assign any of Consumer's rights under this contract to any third party without the written consent of Lessor which consent shall not be unreasonably withheld.

9. Lessor shall have the right to examine and inspect the Leased Property at all reasonable times.

10. Prior to delivery of the Leased Property, Consumer shall give notice of Lessor's ownership interest in the Leased Property to any and all persons having an interest in the real property upon which the Leased Property is to be located, including but not limited to landlords, owners, and/or co-owners. Consumer also consents to Lessor providing written and/or telephone notice to such persons.

11. **Notwithstanding anything contained in this agreement to the contrary, the Lessor shall not be liable to the Consumer or to any other person, firm or corporation by reason of loss, damage or destruction not due to negligence of the Lessor, its agent, servants or employees. In the event, and whether or not such loss, damage or destruction for the property kept in the leased premises is due the negligence of the Lessor, its agents, servants or employees, or otherwise the liability of the Lessor shall not exceed the value of the portable building in question. In this regard, the Consumer warrants and guarantees to the Lessor that no property in excess of the said limit of liability shall be placed in or stored in the Leased Property other than at the sole peril of the Consumer. The Consumer assumes full responsibility for all contents in the portable building, and agrees to not hold the Lessor, its employees or its agents liable in any way for damages, destruction or loss of any kind to any property stored inside the portable building which is incurred during the act and/or process of repossessing the portable building.**

12. Consumer agrees to promptly remove all of Consumer's personal belongings and property at the termination of this agreement, whether such termination is caused by Consumer's default, or by lapse of time, and Lessor may elect that any personal

Consumer

Co-Consumer

property not removed at such termination by Consumer is deemed abandoned by Consumer and same shall become the property of the Lessor without any payment or offset thereto. If Lessor shall not so elect, the Lessor may remove such property from the leased portable building and store same at Consumer's risk and expense.

13. In the event the Lessor shall incur costs and expenses in enforcing the terms of the agreement because of the breach thereof by the Consumer or by the agents, servants or employees of the Consumer, the Lessor shall recover from and the Consumer shall pay to Lessor, all of the Lessor's cost and expenses by reason thereof, including but not limited to Lessor's reasonable attorney's fees. In the event Consumer defaults in complying with the terms of this lease and Lessor proceeds to repossess the portable building, and Consumer pays the amount in arrears after Lessor has made the trip to repossess same, then Consumer shall pay Lessor in addition to payments in arrears all expenses pertaining to said trip.

14. If any provision of this Agreement is invalid, illegal, or incapable of being enforced by reason of any rule of law, public policy or otherwise, the provision shall be severed and all remaining provisions of this Agreement shall nevertheless remain in full force and effect.

15. The parties agree that the Consumer has examined the Leased Property, knows the condition thereof, and has agreed to lease the same in "as is" condition and that the Lessor has made no representations, warranties, or promises of any kind or nature, either expressed or implied, as to the condition, quality, suitability, or fitness or purpose of the Leased Property.

16. Consumer agrees that Lessor may contact Consumer by telephone at any telephone numbers associated with Consumer's account, including wireless telephone numbers, which could result in charges to Consumer, in order for Lessor to service Consumer's account or to collect any amounts Consumer may owe. Lessor may also contact Consumer via text message or e-mail using any telephone number or address Consumer provides to Lessor. Methods of contact may include using pre-recorded/artificial voice messages and/or the use of an automatic dialing device.

17. In the event Consumer is in default of this Agreement, Consumer agrees that Lessor may gather, verify, and assimilate information, both public and nonpublic, concerning Consumer, for the purpose of collecting any outstanding balance on Consumer's account with Lessor. Lessor may use any type of credit reporting agency, tracing service provider, social media, cell phone, land line telephone, text or email, and automated telephone calling in connection with Lessor's effort to collect upon Consumer's outstanding obligation under this Agreement.

18. **Consumer and Lessor agree that all claims against Lessor must be brought exclusively in Gibson County, Tennessee, the site of the home office of the Lessor. Consumer expressly waives any right to bring suit in any other jurisdiction or venue.**

19. **The parties specifically consent and agree that any claims arising out of or relating to this Rental Purchase Agreement must be brought by Consumer in an individual capacity and not as a plaintiff or class member in any class or representative action.**

20. **AGREEMENT TO SUBMIT TO BINDING ARBITRATION:** If a dispute arises under this Rental Purchase Agreement, the parties will initially attempt to resolve the dispute through friendly consultation, directly or through counsel. If the dispute is not resolved within a reasonable period, either party may bring suit against the other in a civil court unless any matter(s) have a demand for damages in excess of over \$20,000.00, in which case the claims must be submitted to binding arbitration as governed by the Federal Arbitration Act, and pursuant to the rules established by the Judicial Arbitration and Mediation Services, Inc. (JAMS), or any other mutually agreed arbitration association. **I UNDERSTAND THAT BY VOLUNTARILY AGREEING TO THIS BINDING ARBITRATION PROVISION, BOTH I AND THE LESSOR GIVE UP OUR RIGHTS TO TRIAL BY JURY.**

21. The parties agree this Agreement is the complete and exclusive statement of the Agreement between the Consumer and Lessor, and supersedes all prior written or oral communications, representations, and agreements relating to the subject matter of this Agreement. The terms of this Agreement shall not be changed except in writing signed by both parties.

22. By executing this agreement, Consumer agrees that:

- (a) Consumer has read and understands this agreement.
- (b) Consumer has been given a signed and legible copy with all blanks filled in.
- (c) Consumer has received the Leased Property in good condition.
- (d) Consumer hereby acknowledges the Lessor maintains the right to assign this contract to a third party and further agrees to remit rental payments to such party if so assigned.

NOTICE TO THE CONSUMER: DO NOT SIGN THIS AGREEMENT BEFORE YOU READ ALL FOUR (4) PAGES OF IT OR IF IT CONTAINS ANY BLANK SPACES. YOU ARE ENTITLED TO A COPY OF THE AGREEMENT YOU SIGN.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures as of the date set forth.

Consumer

Co-Consumer

LESSOR:

Atwood Rentals Inc.

BY: _____

NOTICE TO THE CONSUMER: DO NOT SIGN THIS AGREEMENT BEFORE YOU READ AND INITIAL ALL OF IT OR IF IT CONTAINS BLANK SPACES. YOU ARE ENTITLED TO A COPY OF THE AGREEMENT YOU SIGN.

CONSUMER:

Name: _____
S.S.N. _____
Driver's License No.: _____
Issue Date: _____ Exp. Date: _____
Address: _____
City/State/Zip: _____
Email Address: _____
Home Phone No.: _____
Cell Phone No.: _____
Employer Name: _____
Employer Phone No.: _____

ADDITIONAL CONSUMER:

Name: _____
S.S.N.: _____
Driver's License No.: _____
Issue Date: _____ Exp. Date: _____
Address: _____
City/State/Zip: _____
Email Address: _____
Home Phone No.: _____
Cell Phone No.: _____
Employer Name: _____
Employer Phone No.: _____

REQUIRED REFERENCES

Name: _____
Address: _____
Phone No.: _____

Name: _____
Address: _____
Phone No.: _____

Legal owner/landlord of the real property where the Leased Property is to be located:

Name(s): _____
Address: _____
City/State/Zip: _____
Home Phone No.: _____
Business Phone No.: _____
Email Address: _____ (if available)

I hereby affirm that all statements made herein are true, factual and complete to the best of my knowledge and are made for the purpose of this Agreement. By execution of my signature below, I agree to be bound by the terms and conditions of this Agreement. I ACKNOWLEDGE I HAVE RECEIVED A LEGIBLE COPY OF THIS AGREEMENT AND DISCLOSURES.

Consumer Signature

Additional Consumer Signature

ASSIGNMENT (FOR INTERNAL OFFICE USE ONLY)

Lessor sells and assigns to _____, its successors and assigns, all rights, title and interest in this Rental Purchase Agreement and Disclosure Statement. Lessor gives assignee full power, either in its own name or in the Lessor's name, to take all legal and other action which the Lessor could have taken under this Agreement.

Lessor: Name: _____
Position: _____

Date: _____

Consumer

Co-Consumer

Atwood Rentals Inc.

MANAGED BY: Summit Management Group MAIL PAYMENTS TO: PO BOX 489, Milan, TN 38358

PHONE (731)686-0065 FAX (731)686-0067 EMAIL: customerservice@summitmanagement.group WEBSITE: www.makeapayment.com

ORDER SHEET (REQUIRED ON ALL ORDERS)

Dealer Name

Customer Name

Building Size X

Building Style

Building Diagram (Please draw placement of options here, Required on ALL Orders):

RENTER INITIALS

Written Directions:

Premier Portable Buildings
317 East State Line, South Fulton, TN 38257
PHONE 1-844-879-1468

Atwood Rentals Inc.

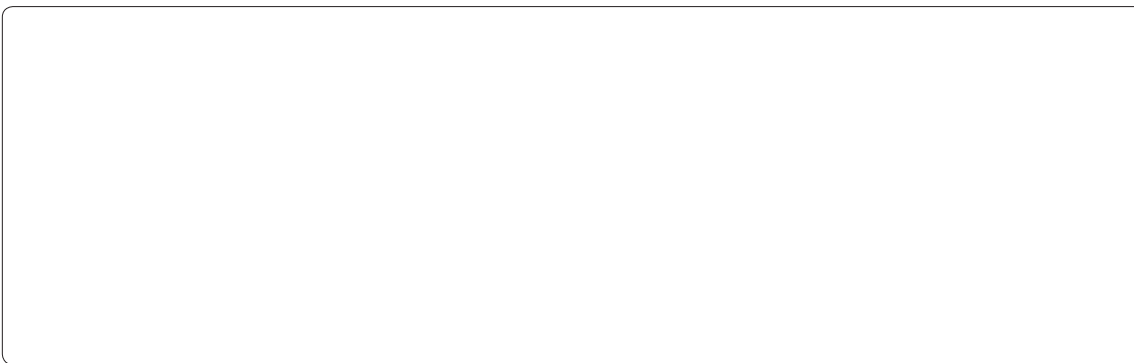
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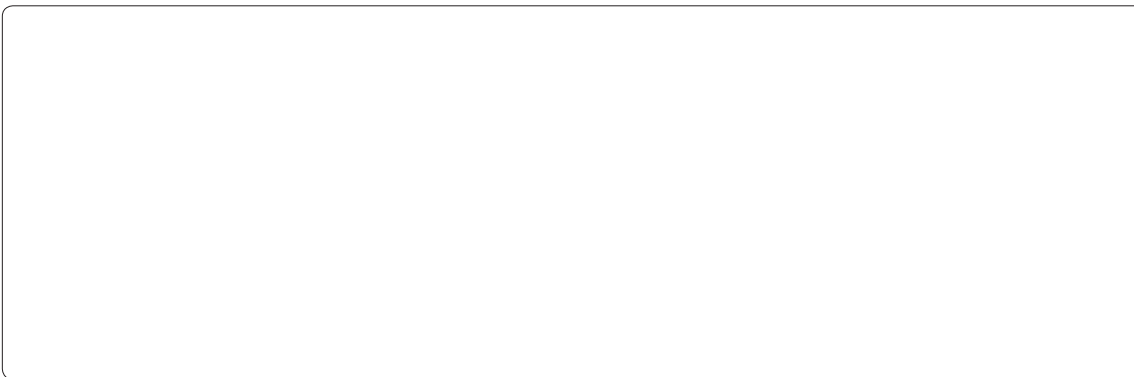
CAPTURE FORMS OF ID (REQUIRED)

Please use the fields on this page to capture images for ID verification. ID can included but not limited to Drivers License, Passport, Gym Membership Card, Credit Card, Debit Card, voided Check, Insurance Card, etc. One form **MUST** be a photo form of identification.

First Form of ID **must be PHOTO ID**. I.E. Drivers License, Passport, etc.:



Second Form of ID. Check, Gym Card, etc.:



Premier Portable Buildings
317 East State Line, South Fulton, TN 38257
PHONE 1-844-879-1468

Atwood Rentals Inc.

MANAGED BY: Summit Management Group MAIL PAYMENTS TO: PO BOX 489, Milan, TN 38358

PHONE (731)686-0065 FAX (731)686-0067 EMAIL: customerservice@summitmanagement.group WEBSITE: www.makeapayment.com

CREDIT CARD PAYMENT

Customer Name

Billing Address

Phone Number(s)

Credit Card Type

Name on Credit Card

Account Number

Expiration Date

CVV2 Indicator Number

Transaction Amount

Customer Signature

Date

SOLD BY

Sales Lot Name

Salesman

City

Area Rep

Note: Transaction will not be run unless this sheet is accompanied by Work Order for New Sales. Please email a copy of this sheet with Work Order to:

Premier Portable Buildings
317 East State Line, South Fulton, TN 38257
PHONE 1-844-879-1468

Atwood Rentals Inc.

MANAGED BY: Summit Management Group MAIL PAYMENTS TO: PO BOX 489, Milan, TN 38358

PHONE (731)686-0065 FAX (731)686-0067 EMAIL: customerservice@summitmanagement.group WEBSITE: www.makeapayment.com

CHECK PAYMENT

Customer Name

Billing Address

Phone Number(s)

Check 9 Digit ABA Routing #

Checking Account #

ID Type (IE: Drivers License)

ID #

Issuing State

Attached Image of Completed & Signed Check

Note: When you pay by check, you authorize us to use its information to process an Electronic Funds Transfer (EFT) or a draft drawn on your account, or to process the payment as a check. If payment is returned unpaid, you authorize collection of your payment and the Return Fee by EFT(s) or draft(s) drawn on your account. RETURN FEE AMOUNT IS \$25.00.

Transaction Amount

Customer Signature

Date

SOLD BY

Sales Lot Name

Salesman

City

Area Rep

Note: Transaction will not be run unless this sheet is accompanied by Work Order for New Sales. Please email a copy of this sheet with Work Order to:

Premier Portable Buildings
317 East State Line, South Fulton, TN 38257
PHONE 1-844-879-1468