



#### **\*Tenant Insurance**

1. As a benefit to your business, and for the protection of your tenant(s) belongings, Call Advantage LLC is licensed and has established a relationship with a third party Self-Storage Contents Insurance provider. By signing this agreement you allow Call Advantage LLC to offer Tenant Insurance at your facility, and your tenants may protect their goods by voluntarily enrolling into a Tenant Insurance Policy directly via the online rental process, or via an employee of Call Advantage LLC. If you choose to not participate you must submit a written request to an authorized representative of Call Advantage LLC.
2. Premiums for Tenant Insurance will be invoiced directly in the management software to the tenant along with rent. The “collected” premium money will be deposited in to your account the same as rent payments. The “collected” premiums will then be collected on a monthly basis by Call Advantage LLC. Call Advantage LLC will then forward the full amount of premiums collected to the Contents Insurance Provider.
3. If you already have an established relationship with a Self-Storage Contents Insurance provider, you will forward reports & premiums directly to the provider per the terms of their agreement. Call Advantage LLC will not assist in the administration of the premiums.
4. In the event you cancel services with Call Advantage LLC, Call Advantage LLC will continue to administer the Tenant Insurance Program by collecting and forwarding reports and premiums to the Self-Storage Contents Insurance provider. If you wish to terminate the Tenant Insurance Program, please submit a written 60 day cancellation notice to an authorized representative of Call Advantage LLC. The Termination Date will be 60 days from the beginning of the next term (1<sup>st</sup> of Month). Insured customers will be notified by the Self-Storage Contents Insurance provider per regulation that their coverage will be terminated effective on the Termination Date. Call Advantage will continue to collect & forward reports/ premiums to the Self-Storage Contents Insurance provider for each term prior to the Termination Date.

#### **\*Terms and Conditions**

5. This agreement allows Call Advantage LLC and its employees to be authorized representatives of your business. Call Advantage LLC reserves the right to adjust pricing for any of its services at any time.
6. Call Advantage LLC reserves the right to be open for business on days and during times of its own discretion. Call Advantage LLC is not responsible to answer or manage any phone calls, emails, and text messages placed by tenants, owners, and employees of your business after the open business hours of Call Advantage LLC.
7. Call Advantage LLC and its employees shall not be liable for incidental or consequential losses, damages or expenses, directly or indirectly arising from the products or services, or from any other cause with respect to the products or services of this agreement, whether such claim is based upon breach of contract, strict liability in tort, negligence, or any other legal theory. Call Advantage LLC is not responsible and shall not be held liable for acquiring signatures for your lease agreement with your tenants, or enforcing or upholding your lease agreement with your tenants. Call Advantage LLC is not responsible and shall not be liable for who you do business with, who rents at your facility or their property and personal information. Call Advantage shall not be liable for any losses resulting from fraudulent activity, property damage, and personal harm. Call Advantage LLC shall not be liable for any damages or losses to your business by you, a tenant, natural disaster, or any other reason. Call Advantage LLC does not guarantee and shall not be liable for any data entered or maintained, such as customer information or financial transactions processed, in your management software and/or merchant account. Any legal dispute or claim brought against Call Advantage LLC shall be resolved through arbitration in the state of Utah.
8. Your first payment will be deducted within one week from the time this agreement is signed unless otherwise agreed upon. Call Advantage may terminate this agreement at any time and for any reason. You must submit a 30 day written cancellation notice to an authorized representative of Call Advantage LLC to cancel any service.