

GENERAL SHELTERS OF TEXAS, LTD.

Rental Agreement

Date: LESSOR: General Shelters of Texas, Ltd. P.O. Box 2108 Center, TX 75935	AGREEMENT #: RENTER:
---	---

TERMS OF AGREEMENT

As used in this agreement "you" and "your" mean the person or persons signing this agreement as renter. "We" and "our" mean the Lessor/Owner (The Rental Company). "Lease" means this Rental Purchase Agreement including all disclosures.

-RENTAL DISCLOSURES-			
1. Rental Term: Monthly	Next Due Date:		
Rental Payments are due at the beginning of each term for which you choose to rent. There are no refunds if you return the property before the end of the term.			
2. Description of Property:			
Model	Description	Serial#	Condition
3. Rental Monthly Payment:		Initial Payment Details:	
<u>Rent Amount</u>	<u>Sales Tax</u>	<u>Total Payment</u>	<u>Security Deposit</u>
			<u>Extra Down Pmt</u>
			<u>Sales Tax</u>
			<u>Initial Payment</u>
4. Other Charges:			
<u>In-house Collection</u>	<u>Returned Check</u>	<u>Late Fee</u>	
\$10.00	\$25.00	\$5.00	
ACCEPTED _____			
5. Total Cost. If you choose to rent to own you must renew this lease for the following number of rental terms. The total cost includes all costs included in the initial rental payment but does not include other charges you may incur.			
Terms (36,48,60) Payments @ \$ _____ (+Sales Tax) for a total cost of \$ _____ (+Sales Tax & Extra Down Pmt)			
6. Our Cash Price for This Property is: \$ _____ (+Sales Tax)			
7. Early Purchase Option. If you wish to purchase the rental property you may do so at any time by taking advantage of the 90 Days Same as Cash option or thereafter the payment of 55% of the remaining Total Contract Payoff calculated at that time.			
8. Risk of Loss. You are liable for destruction, loss and damage to the property in excess of normal wear and tear.			
9. Reinstatement. If this lease expires and you return the rental property upon request, you may reinstate it within 30 days of the expiration date by paying any rental payments and other charges that are due including a \$5.00 reinstatement fee.			

Type of Transaction: This is a Rental Transaction. You may use the property for the term of the lease. At your option, you may renew this lease. To do this, you must make a rental payment in advance for each term you wish to rent the property. The rental rates are shown above. Time is of the essence. There are no grace periods.

Commercial / Residential Prohibition: You agree that you will not use the property for commercial purposes or as a residence.

Cancellation: You may cancel your order and receive a refund of the security deposit if the property (stock building) was never delivered to your location and/or if a custom ordered building never entered production.

Termination: You may voluntarily terminate this lease at the end of any term with no penalty. To do so, you must return the property in good resale condition and pay all rental payments and other charges due through the date of return.

Maintenance & Repairs: During this agreement, you are fully responsible for the maintaining the property in good repair, normal wear and tear accepted.

Modifications & Alterations: No alterations, additions or improvements shall be made to the property until the end of the agreement terms or paid in full by exercising the early purchase option.

Our Rights to Take Possession: If you do not renew this lease or default on any of the terms of this agreement, we have the right to take possession of the property. In such case the property has to be accessible (not behind fences, structural obstructions, vehicles, etc.). If you do not allow us to do so, you agree to pay our costs incurred in taking possession of the property including reasonable attorney's fees.

Forbidden Acts: If you sell, mortgage, pawn, pledge, encumber, hock, dispose of the property or move it from your current residence, without our consent, you will have breached this lease, and we will have the immediate right to possession of the property.

Intent: You agree that by signing this lease your intent is to rent rather than purchase the property.

Notice to Renter: Do not sign this Rental Agreement before you read it or if it contains any blank spaces. You are entitled to an exact copy of the Rental Purchase Agreement you sign. Keep it to protect your legal rights.

BY SIGNING THIS LEASE, YOU ADMIT THAT YOU HAVE READ IT, THAT YOU UNDERSTAND IT AND THAT YOU HAVE RECEIVED A SIGNED COPY OF IT. YOU ALSO ADMIT THAT YOU RECEIVE THE PROPERTY IN SATISFACTORY CONDITION.

DEALER: _____

RENTER: _____

GST-RTO: _____

CO-RENTER: _____