

Millbrook Sheds LLC

995 Millbrook Rd
 Jackson Center PA 16133
 Tel 814-786-7172

Order Form

salesperson	
date	
invoice #	
serial #	

Billing Address

name	
address	
city, state, zip	
phone 1	

Shipping Address

address	
city, state, zip	
phone 2	

Building

brand	
size	
style	
type	
roof	
trim	
sides	
loading instructions	

Itemization

Is there a fence around your property?
 Do you have concerns about access?



TOTAL PRETAX COST	

LAWN, LANDSCAPE & PROPERTY WAIVER By signing below, I understand and agree that Millbrook Sheds LLC assumes no responsibility for damage to lawn, landscape or any property that may occur during delivery process. In addition, I guarantee that I will or have received permission to use and assume responsibility for any damage to adjacent lawn, lawns, landscape or property that will be used to affect delivery of the above products. Purchaser is responsible for any code restraints or permits. Millbrook Sheds, through its agents and affiliates, does hereby sell, and Purchaser does hereby purchase, or lease / purchase, the above described merchandise. Additional terms and conditions may apply, based on the product being purchased, or leasing option being used.

Customer: _____

Date: _____

Sales Rep: _____

Date: _____

United Rent to Own LLC

2977 Sandy Lake Grove City Rd, Stoneboro PA 16153

Phone: 724-699-2432

RENTAL-PURCHASE AGREEMENT AND DISCLOSURE STATEMENT

Rental Purchase Agreement entered into this day _____ between United Rent to Own, LLC, hereinafter referred to as "Lessor" and

Name _____ Home Phone _____
Address _____ Mobile Phone _____
City _____ State _____ Zip Code _____
Email Address _____ Social Security # _____

hereinafter referred to as "Consumer".

- (a) The building to be leased by the Lessor to the Consumer, the subject of this agreement, is described as follows:
Size _____ Style _____ Color(s) _____
- (b) The property is (check one) New or Used Serial # _____
- (c) The cash price of the property to be leased is \$ _____, not including sales tax.
- (d) The optional Purchase Reserve of \$ _____ reduces Consumer's monthly rental payment as shown in section (h), and may be applied to the early purchase option. It is refundable if the property is returned, and does not bear interest.
- (e) Consumer shall pay to 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, payment of charges related to repossession and/or redelivery. Such deposit (or such part thereof as has not been applied to remedy defaults of Consumer) shall be refunded, without interest, only on the expiration of the term of this agreement if all of the obligations of Consumer have been performed or discharged and Consumer exercises option to purchase.
- (f) The term of this agreement is for one (1) month. Consumer may renew agreement for consecutive terms of one (1) month by making rental payments in advance for each month that Consumer wishes to rent the property.
- (g) Throughout the rental contract, Consumer is responsible for fair market value of the property (\$ _____) if it is stolen, damaged, or destroyed. This contract offers an optional liability damage waiver for an additional charge to cover Consumer's responsibility for loss of or damage to the property. Consumer does not have to purchase this coverage. Before deciding whether or not to purchase this loss damage waiver, Consumer may consider whether their homeowners' or casualty insurance policy affords coverage for loss of or damage to rental property and the amount of the deductible Consumer would pay under that policy. Consumer _____ Liability Damage Waiver at a cost of \$ _____ per month.
- (h) The monthly rental payment is \$ _____ plus sales tax of \$ _____ plus optional liability damage waiver fee of \$ _____ for a total monthly payment of \$ _____.
- (i) Total cost of this contract is \$ _____, not including sales tax, damage waiver, or late charges.
- (j) A late charge of up to **\$15.00** may be applied for each payment that is received more than ten (10) days past due.
- (k) If Consumer fails to make two (2) consecutive monthly payments of \$ _____, Consumer agrees that this agreement shall be terminated and void, and Consumer will voluntarily surrender rented property back to Lessor.
- (l) The initial payment required before delivery of the property is as follows:
- | | |
|-------------------------------------|----------|
| 1. First Month Rental Payment ----- | \$ _____ |
| 2. Optional Purchase Reserve ----- | \$ _____ |
| 3. Security Deposit ----- | \$ _____ |
| 4. Total Initial Payment ----- | \$ _____ |

Consumer: _____ Date: _____

PURCHASE OPTIONS:

(1) Consumer will not own or acquire any ownership rights to the property until Consumer has made a total of _____ monthly rental payments, or until Consumer opts to purchase the property by paying _____% of remaining **contract balance**, in addition to the Purchase Reserve amount, plus sales tax.

(2) Consumer may continue renting for a total of _____ monthly rental payments, and the amount in Purchase Reserve account will be applied as the final payment, plus tax, and the consumer will own the property.

(3) Consumer may terminate this agreement without penalty by voluntarily surrendering the leased property upon expiration of any monthly lease term. Within thirty (30) days after the property is returned, the balance of the Purchase Reserve account and/or Security Deposit amount will be refunded to consumer, less any amounts still owed for past due rental payments or other charges.

ADDITIONAL DISCLOSURES:

(4) If for any reason this agreement is terminated, Consumer shall have the right to reinstate without losing any rights by payment of all past due rental payments, cost of pickup, redelivery, and refurbishment within thirty (30) days of termination date. In such event, Lessor may provide Consumer substitute building of comparable value.

(5) Consumer may not assign any rights under this contract to any third party without consent of Lessor.

(6) Consumer shall not permit the leased property to be altered for the construction of shelves, addition of equipment and accessories or the placing of signs thereon, nor be affixed to any real estate in such a manner that property cannot be removed without damage. Consumer shall not permit the leased property to be used for any unlawful purpose, nor for housing any animal. Property must remain accessible to Lessor at all times.

(7) Consumer is responsible for maintaining the property during the duration of the lease.

(8) Consumer understands that Lessor has no custody, control, possession or dominion over any personal belongings or property placed in the rented building, and does not agree to provide protection for the building or any items placed therein. Consumer agrees not to move the building from location of original delivery without written consent of the Lessor. Consumer incurs all costs associated with moving the building. Consumer must take all steps necessary to safeguard all personal belongings and property stored in rented building.

(9) Consumer agrees to promptly remove all Consumer’s belongings and property at the termination of this agreement, whether caused by Consumer’s failure to remit two (2) consecutive payments or by lapse of time, and to permit Lessor to enter upon Consumer’s property at a reasonable time of day to retrieve the building. Consumer agrees that if personal property is not removed from the building after termination of this agreement, and if Lessor takes possession of the building containing Consumer’s personal property, Lessor will have a lien on said personal property for all past due rental payments, late fees, and reasonable costs associated with removal of the building from Consumer’s property.

(10) In the event the Lessor shall incur costs and expenses enforcing this agreement because of breach thereof by Consumer or by family or agents of Consumer, the Lessor shall recover from Consumer all such costs and expenses, including but not limited to reasonable attorney’s fees incurred by Lessor. In the event Consumer pays the amount in arrears after Lessor has made the trip to retrieve rented building, the Consumer agrees to pay in addition to all payments in arrears the sum of **\$100.00** as reimbursement for expenses.

(11) The parties agree that the Consumer has examined the leased property, knows the condition thereof, and has agreed to lease same “as is” and that the Lessor has made no representation, warranties, or promises of any kind as to the condition, quality, or suitability of the leased property.

(12) If Consumer takes possession of the rented property by satisfying terms of this agreement, Consumer shall have the right to any remaining warranty offered by the original manufacturer of the portable building.

(13) This agreement may only be modified or altered in paper writing signed by both parties.

(14) By executing this agreement, Consumer agrees that: (a) Consumer has read and understands this agreement, and (b) Consumer has received a signed and legible copy with no blank spaces.

IN WITNESS WHEREOF, the parties have affixed their signatures as of the date first written above:

Lessor: **United Rent to Own, LLC**

Dealer Name: _____ Est. Delivery Date: _____

Consumer: _____ Driver’s License# _____