



9457 S. University Blvd. #810
Highlands Ranch, CO 80126-4976
(303) 350-0070
admin@ColoradoSSA.com
www.Coloradossa.com

The Colorado Self Storage Association (COSSA) is the trade association for the self storage industry in Colorado. Formed in 2004, we currently have over three hundred members statewide, and continue to grow.

COSSA's mission is to provide a unified voice so that all self storage operators can promote, educate, protect, exchange, develop and improve both their own business and the industry. COSSA represents the interests of all self storage operators regardless of the number of facilities.

To implement its mission, COSSA focuses on the following goals:

- (a) To provide leadership in Colorado on issues related to self storage.
- (b) To increase knowledge of the self storage industry through education and research.
- (c) To be the leading resource for industry information and technical expertise.
- (d) To impact the standard of conduct in the self storage industry.

We currently host two meetings per year, featuring speakers, panels and industry experts, who bring their expertise, new ideas and important information to our members. Our meeting held in May features not only speakers, but a trade show as well. The presentations from our speakers can be found on the COSSA website after the meetings. Dates, locations and information about the speakers and schedule is posted to the website as information becomes available.

Attached please find our "Why You Should Join" flyer, and a copy of our membership application which gives you more details. As a member you would have access to our "Big Easy" lease and forms file. The "Big Easy" include an updated Colorado lease agreement and an additional 15 self-storage operations forms that can be customized with your company name and logo. Additional information about the "Big Easy" is included and you should note that the "Big Easy" is available to members only.

If you have any questions, do not hesitate to contact me at 303-350-0070 or admin@ColoradoSSA.com.

Sincerely,

Maggie Thomas

Maggie Thomas
Association Administrator



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WHY YOU SHOULD JOIN

The mission of the Colorado Self Storage Association (COSSA) is to provide a unified voice to represent the interests of all self storage operators regardless of size. The Association monitors legislative activity that may affect the industry; and has legal counsel who advises the Board on legal matters. Members are among the first to know about legal and/or legislative challenges to your business.

To implement its mission, COSSA focuses on the following goals:

- Provide leadership on issues related to self storage.
- Increase knowledge in the industry through education and research.
- Be a leading resource for industry information and technical expertise.
- Impact the standard of conduct in the self storage industry.

BENEFITS OF MEMBERSHIP

- Free Lien Law booklet, describing procedures and timetables necessary for lien sales.
- Access to a Colorado Sample Lease (revised in 2018) and 15 comprehensive operational forms for a very reasonable fee. Only available to COSSA members!
- Free listing and link for your facility and/or company on the COSSA website.
- Reduced registration fee at member meetings and trade shows. Excellent national speakers, networking opportunities, and updates on the latest products and trends in the industry.
- Sponsorship opportunities puts your company in front of the members.
- Reduced and/or no fee to educational opportunities offered through the Association.
- Quarterly newsletters featuring up to date information from industry experts.
- Vendors are published in the COSSA Resource Directory
- Opportunity to become a leader in the industry by volunteering to join the Board or serve on a committee with other owners or vendors to address common issues.
- Access to National Self Storage Association monthly magazine, "The Globe" free of charge.

COSTS TO JOIN

- Large Facility (50,000 square feet or more): \$250.00/annually
- Small Facility (less than 50,000 square feet): \$125.00/annually
- Each Additional Facility: \$100.00/annually
- Vendor: \$250.00/annually

Daily cost of \$.35 to \$.69 per day.



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DATE: _____

SELF STORAGE FACILITY MEMBERSHIP APPLICATION

PLEASE SELECT (Membership is based on a fiscal year.) CHECK ONE (Descriptions, pg. 2)
____ \$250.00 - Facility Membership (50,000 sq. ft. or more) _____ Owner/Operator (Large)
____ \$125.00 - Facility Membership (Less than 50,000 sq. ft.)* _____ Owner/Operator (Small)
____ \$250.00 - Boat & RV Storage (2 or more acres) _____ Management Firm
____ \$125.00 - Boat & RV Storage (1 acre= 43,560 sq. ft.) _____ Prospective Owner*
____ \$100.00 - Each Additional Facility _____ Facility Manager

Company Name _____

Member Name _____

Telephone No. _____ Fax No. _____

E-Mail Address _____

Address _____

City _____ State _____ Zip _____ Web URL _____

Number of Facilities Owned or Managed _____

Primary Facility Name: _____

Address _____

City _____ State _____ Zip _____ Telephone No. _____

E-Mail Address _____ Web URL: _____

of Units/Spaces _____ Total rentable Sq. Ft. or Acreage _____

Additional Facility Name: _____

Address _____

City _____ State _____ Zip _____ Telephone No. _____

E-Mail Address _____ Web URL: _____

of Units/Spaces _____ Total rentable Sq. Ft. or Acreage _____

(Use separate sheet of paper if necessary for additional facilities.)

PLEASE SEND COMPANY LOGO or PHOTO for COSSA website to admin@ColoradoSSA.com
File format - .jpeg. or png (.png file preferred). Thank you.

- I do not wish to receive information from COSSA Vendor members
- I am a member of the Self Storage Association (SSA).

Mail with your payment to:
COSSA, 9457 S. University Blvd. #810, Highlands Ranch, CO 80126-4976 or
E-mail form to admin@ColoradoSSA.com and pay online by logging onto www.coloradossa.com
and click on "Membership" tab, scroll down to "Pay Your Membership Dues Online."



Categories of Membership

Owner/Operator Facility Member (Large)

Any person, partnership, corporation, limited liability company, real estate investment trust or other entity which is the owner of one or more self storage facilities or facilities under construction whose total rentable space exceeds 50,000 square feet may apply to be Owner/Operator Facility Member.

Owner/Operator Facility Member (Small)

Any person, partnership, corporation, limited liability company, real estate investment trust or other entity which is an owner of **ONE** self storage facility whose total rentable square footage is less than 50,000 square feet may apply to be a Small Owner/Operator Facility Member.

Management Firm

A person or entity that manages self storage facilities on behalf of a facility owner for a fee may apply to be a Management Firm Member.

Prospective Owner Member*

An individual or entity that does not own an existing self storage facility or a facility under construction, but is a prospective developer or purchaser of a self-storage facility, may apply to be a Prospective Owner Member. (Prospective Owners dues is \$125.00, Facility Membership (less than 50,000 sq. ft.)

Vendor Member

Any person, partnership, corporation, limited liability company or other entity which is a supplier of goods or services within the industry or which is engaged in a business connected with or related to the self storage industry, or is an independent contractor that manages self storage facilities may apply to be a Vendor Member.



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Dear COSSA Member:

One of the many benefits of your membership, is the opportunity to purchase the "Big Easy" package. The "Big Easy" is a file that includes the following documents:

- State of Colorado Sample Rental Agreement (Revised 2018)
- Required Office Sign
- Colorado Self Storage Operational Forms (15):
 - 24 Hour Access Request
 - Abandonment Agreement
 - Authorization to Accept Deliveries
 - Authorization to Cut Tenant's Lock
 - Automatic Payment Authorization
 - Business Addendum to Rental Agreement
 - Change of Address Form
 - Credit Card Payment Authorization
 - Disclaimer for Partial Payment
 - Intent to Vacate Notice
 - Lien Addendum to Rental Agreement
 - Motor Vehicle Registration Form
 - Returned Check Notice
 - Vehicle and Boat Storage Addendum
 - Waiver of Service Member Civil Relief Act Rights

You have the ability to customize the documents with your facility name, specific fees and charges applicable to your company.

The cost of the "Big Easy" is \$300.00 for your first facility and \$100.00 for each additional facility, with a maximum cost of \$500.00 for all facilities.

If you would like to purchase one or multiple copies, please return the enclosed order form and sign and return the attached Rental Agreement and Forms Purchase Agreement and Release. The order will not be processed without the signed Release being returned and payment. You can also email the forms and make payment with a credit card through the website "Big Easy" tab. The Rental Agreement and forms may not be shared or made available to any third party.

Please return to: COSSA
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If you have any questions, please do not hesitate to contact Maggie Thomas at 303-350-0070 or admin@ColoradoSSA.com.

Thank you.

Jackson L. White
COSSA President

RENTAL AGREEMENT AND FORMS PURCHASE AGREEMENT AND RELEASE

By purchasing the Rental Agreement Forms package (hereinafter "Rental Agreement Forms") offered by the Colorado Self Storage Association (hereinafter referred to as "COSSA"),
_____ (hereinafter referred to as the "Storage Facility") hereby agrees with and promises to be bound by the following terms and conditions concerning this purchase:

- (1) COSSA has done its best to compile a Rental Agreement and Forms that comply with Colorado law, but COSSA does not warrant, either expressly or implicitly, nor guarantee, that this Rental Agreement and Forms, and any subsequent revisions thereto, will fully comply with Colorado law, nor does COSSA warrant, either expressly or implicitly, that the Rental Agreement will protect Storage Facility from legal claims or disputes Storage Facility may have with a customer;
- (2) COSSA is selling this Rental Agreement and Forms, as well as any subsequent revisions thereto, to Storage Facility with the understanding that the Storage Facility maintains sufficient liability insurance to cover any claims levied against the Storage Facility, which insurance will provide a defense and indemnity for loss or damage; by purchase of this Rental Agreement and Forms, Storage Facility acknowledges and promises that Storage Facility has, and will maintain liability insurance necessary to cover claims and losses against or concerning the Storage Facility and its operation;
- (3) At the time of purchase, Storage Facility will retain its own counsel to confer with, and to review and revise the Rental Agreement and Forms, and any subsequent revisions thereto, which will be provided to Storage Facility's independent counsel in order to ensure the Rental Agreement Forms, and any subsequent revisions thereto, complies with the specific factual and legal needs concerning the Storage Facility;
- (4) For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Storage Facility, in the event of any claim whatsoever against Storage Facility, or any individual associated with Storage Facility, regardless as to the nature of the claim, Storage Facility hereby waives any and all claims against COSSA, its board members, advisors, and legal counsel, regarding any and all such claims, whether in contract, tort or equity, which waiver is and shall be a full and total release of any liability on the part of COSSA regarding any such claim against the Storage Facility; in the event of any claim levied against COSSA, its board, advisors, or legal counsel, the Storage Facility will indemnify and hold harmless COSSA, its board, advisors, and legal counsel, which indemnification shall include paying of reasonable attorneys fees and costs associated with any defense of any claims; this waiver and release is an integral part of the purchase agreement, and but for this waiver and release, COSSA would not sell Storage Facility the Rental Agreement and Forms;
- (5) The copyright to the Rental Agreement Forms, and any subsequent revisions thereto, belongs to COSSA. Neither Storage Facility, nor anyone else associated with or employed by the Storage Facility will make the Rental Agreement and Forms, and any subsequent revisions thereto, available to any other third party Storage company, or any other third parties.

Dated this _____ day of _____, 20____.

By: _____

Acting, with authority, as _____ of the Storage Facility



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ORDER FORM for COSSA LEASE/FORMS PACKAGE

Date: _____

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Bus Phone: _____ Cell Phone: _____

Email Address: _____

Please provide "Big Easy" via: _____ CD _____ USB _____ Dropbox Shared Link*

\$300.00 first copy, \$100.00 each additional copy, \$500.00 maximum per company

Number Ordered: _____ Total Payment: _____

Signature: _____

For office use only: Payment Rec'd: _____ Check No. _____ CC _____ Rental Agreement and Release Returned: _____ Order sent: _____
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*You will not need a Dropbox account to access the shared link.