

APPLICATION FOR STORAGE UNIT & RENTAL AGREEMENT

STORAGE SHED ADDRESS: 27 VICTORIA STREET, Bundaberg East QLD 4670

SHED NUMBER:

Deposit required for storage unit: \$80 (key deposit) *refunded by trust account upon vacate (direct deposit)*

Storage Fee: \$50 per week **Storage Period** from..... to

Description of goods being stored:

PHOTO ID COPIED

STORER (S) DETAILS

First Name: Surname:

Current Address: Post Code:

Mobile: Home: Work:

Email:

Drivers License Number: Vehicle Registration:

ALTERNATIVE CONTACT PERSON

First Name: Surname:

Current Address: Post Code:

Mobile: Home: Work:

Email:

*****PLEASE NOTE: Storage of dangerous, illegal and/or flammable goods and perishable foods are not permitted in this complex*****

It is acknowledged that the weekly rent will be charged until all keys are handed back to the agent. The refund of the deposit will not be refunded until the shed has been inspected and approved and rent is paid to the vacating date or key returned, whichever comes first.

Signature of Applicant: Date:

Accepted by facility owner: Date:

Signed for on behalf of facility owner

AGREEMENT FOR STORAGE UNIT RENTAL

I declare that the above information is true and correct. I also acknowledge that if the rent on this storage unit is not paid that the owners reserve the right to terminate the agreement and to sell the goods to recover rent arrears.

- A minimum of seven days' notice in writing of intention to cancel the hire of the shed must be given.
- I acknowledge that if there is any damage to the property either internally or externally that is caused either by the applicant and/or the invitees that the applicant is liable for the cost of the repairs.
- I acknowledge that the applicant can be in attendance anytime their shed is being assessed during the tenancy.

Duties of the Hirer-

1. Rental period is weekly and rent is only calculated in full weeks so when handing the keys back please ensure to do this prior to your rent being due otherwise another weeks rent may be charged.
2. Not to store food, industrial/commercial or flammable liquids or explosive or harmful substances.
3. Not to obscure users of any other unit in any way.
4. Not to use fire extinguishers or fire hoses except in the case of a fire (offenders may be reported to the police)
5. Tenants are required to clean, de-cobweb and sweep the shed prior to handing back the keys, if the condition of the shed is not to the satisfactory of the agents the cost of cleaning may be deducted from the shed deposit.
6. It is recommended that the tenant uses rat or mouse baits and cockroach baits throughout the storage unit, there is no guarantee that other tenants don't carry vermin into the complex.

When you vacate the unit-

- Please ensure that you remove everything from your unit and leave it clean.
- Return the key to the agent so that an inspection can be carried out in order to finalise your account.

Moving?

If you are changing your address or any details set out in this form please ensure that you notify the agent of your new details to avoid your goods being disposed of, you must also notify the agent of any changes to the details of your emergency contacts or alternative contact on this form.

INSURANCE - please be aware that First National Real Estate Bundaberg are not responsible for insuring the goods stored on the premises.

The tenant must obtain their own insurance for these goods, contact your insurance broker.

STORAGE UNIT DEPOSITS - Shed deposits should not be used for rent arrears at the end of the agreement.

LATE PAYMENT - If the rent is more than 7 days overdue the owner reserves the right to double lock the unit, you could be charged a \$50 administration fee for the locking and unlocking of the storage unit.

If the total amount owing is not paid within 21 days from receiving the notification of rent arrears which will be sent to you via SMS and/or email the space will be opened and your good seized and sold to cover outstanding fees.

Declaration: I have been asked if the goods to be stored belong to me and it has been explained to me:

1. How the rent can be paid and when it is due
2. The arrears process whereby
 - i. At 7 days overdue the storage shed will be double locked.
 - ii. At 7 days overdue I will receive a letter and a \$50 administration fee.
 - iii. At 21 days overdue I will receive a final arrears notice.
 - iv. At 28 days overdue I will receive a Notice of Sale.
 - v. At 35 days overdue I will receive a Letter of Demand and \$50 late payment fee.
3. That after the actions described above my goods will be deemed to be abandoned and will be sold to recover the debt.
4. That I am not store anything which is hazardous, illegal, stolen, flammable, explosive, environmentally harmful or perishable.
5. I am to notify the agent of any changes to contact details or that of the alternative contact person.
6. That I must provide a minimum of 7 days of my intention to release possession of the shed.

Signature of Applicant: Date:

Accepted by facility owner: Date:

Signed for on behalf of facility owner

STORAGE SHED FACILITY TERMS & CONDITIONS

1. We rent the storage unit to you on the terms of this hire agreement. The storage unit always remains the property of the facility owner and you have the right to use it whilst rent is being paid.

2. YOU MUST:
 - a. Use the storage unit during nominated operating hours.
 - b. Return the storage unit on the expiry date of hire in the same condition as the commencement date (fair wear and tear will be accepted).
 - c. You must sweep out the shed and ensure all items are removed from the storage shed upon vacate.
 - d. Advise us of the term you wish to rent the shed for and give us at least two weeks' notice prior to vacating the facility.

3. YOU MUST NOT:
 - a. Place, or allow to be placed in the storage unit any item of explosive, combustible nature or;
 - b. Part with possession of the storage unit without consent or;
 - c. Give another person an interest in any form of security over the storage unit or its contents without our consent.

4. We may enter into this hire agreement as principal or agent and may transfer the storage unit or our interest in this hire agreement, or give another person an interest in or form of security over either of them without getting your consent.

5. You must ensure all addresses and contact numbers are kept up to date at all times, including your alternative contact person.

6. You must allow us or a representative at any time to enter the storage unit to;
 - a. Inspect its condition or;
 - b. Check whether the terms of this hire agreement are being complied with or;
 - c. Exercise any of our rights under this hire agreement

7. We have the right to change the locks if the rent has not been paid or if your contact details have changed and we cannot get in contact with you.

8. You must tell us if the storage unit and its contents, its lock and keys is; stolen, lost, destroyed or damaged.

9. If the storage unit is damaged you must restore it to the condition it was prior to it being damaged.

10. You must pay your rent in advance at all times

11. You must pay a security deposit of \$80 which will be refunded to you in full upon vacate of your storage shed, except if there is any rent owing or if locks need replacing.

12. You indemnify us against any liability or loss arising from and any cost, charges and expenses incurred in connection with;
 - a. Our exercising a right under this agreement or;
 - b. Our doing anything you should have done under this agreement or;
 - c. You not doing what you should have done under this agreement or;
 - d. Our having to seize or store your goods in the storage unit or;
 - e. A person being injured or killed or property being damaged directly or indirectly by your use of the storage unit.

13. Each indemnity is a continuing obligation, separate and independent from your other obligation. It continues after this hire agreement ends or is terminated. It is necessary for us to incur expense or make a payment before we enforce a right of indemnity.

Signature of Applicant: Date:

Accepted by facility owner: Date:

Signed for on behalf of facility owner

STORAGE FEE PAYMENT DETAILS

PLEASE NOTE THAT YOUR STORAGE FEES ARE PAYABLE IN ADVANCE AT ALL TIMES

EFTPOS Facilities in our office: Please note that there is a 0.50% charge for VISA/MASTERCARD, and an EFTPOS card will attract a 0.15% Surcharge on the total rent paid.

Direct Deposit to our nominated Trust Account:

BANK:	Westpac Banking Corporation
ACCOUNT NAME:	Mayberry & Co Pty Ltd Trust Account
BSB:	034-122
ACCOUNT NUMBER:	802218
REFERENCE:	

If you select to use the direct deposit option – YOU MUST ENSURE YOU USE YOUR REFERENCE NUMBER ON EVERY TRANSACTION.

KEY COLLECTION SHEET

Security padlock key for entry/exit gate at storage complex located at 27 Victoria St.

Storers Name:

Storers Signature:

Date: