

APPLICATION FOR STORAGE UNIT & RENTAL AGREEMENT**Agent for Lessor: Clarence Property Agents, 169 River Street, Maclean Phone: 6645 1165 Fax: 6645 1143****Lessor:** Graham Fallon**Storage Shed Address:** Shed No: _____ /181 Candole Street, Tucabia NSW 2463**Hire rate of unit:** \$_____ per week **Starting Date:** _____**Licensee details:**

Applicants Full Name: _____

Current Address: _____

Contact #'s: Home: _____ Work: _____ Mobile: _____

Email: _____

Drivers Licence Number: _____ Vehicle Registration: _____

Employment Details:

Employers Name: _____ Phone #: _____

Employment Address: _____

ABN (If Self employed): _____ Years in business: _____

Personal Reference (Not a relative or anyone living with you):

Name: _____

Address: _____

Phone #: _____

Name of Relative or Person to contact in Emergency (NOT LIVING WITH YOU):

Name: _____

Address: _____

Phone #: _____

Description of goods being stored: _____**Please Note:** *Storage of stolen, dangerous, illegal and/or flammable goods, perishable foods and environmentally harmful items are not allowed in this complex.***THE METHOD IN WHICH RENT IS TO BE PAID:****a)** To Clarence Property Agents at 169 River Street, Maclean NSW 2463 by cash or cheque; or**b)** Into the following account: Account name: **Clarence Property Agents** Bank: **NAB**
BSB: **082-631** Account No: **113641429** Payment Reference: **CANO** _____**Signature of Applicant:** _____ Date: _____**Name & Signature of Witness:** _____ Date: _____

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 Owner/s reserves the right to terminate the agreement and to sell the goods to recover rent arrears.

* Rent will be paid on or before the date it is due.

* A bond of 4 weeks rent will be paid.

* A dishonoured cheque fee of \$50 applies to rent cheques that are returned unpaid.

* A \$30 cancellation fee applies if the tenant misplaces the deposit refund cheque and requests a replacement.

* A minimum of 7 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 its invitees, that the applicant will be liable for the cost of the repairs.

* I acknowledge that the applicant will be in attendance any time their shed is being accessed during the tenancy.

* **Access to the storage shed is between the hours of 7am to 7pm daily only.**

* I acknowledge that the storage area is for storage of goods only and is not to be used for any work such as maintenance or manufacturing activities. .

Duties of Hirer:

1. Rental period is weekly and the 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 week's rent may be charged.

2. Not to store food, industrial/commercial or flammable liquids or explosives or harmful substances.

3. Not to obstruct the users of any other unit in anyway.

4. Not to use Fire Extinguishers or Fire Hoses except in the case of a fire. **Offenders may be reported to the police.**

5. Licensees are required to clean, de-cobweb and sweep the sheds prior to handing back the keys. If the condition of the shed is not to the satisfaction of the Agent then the cost of cleaning may be passed on to the tenant.

6. It is recommended that the tenant uses rat or mouse baits and cockroach baits through the storage unit. There is no guarantee that the other tenants don't carry vermin into the complex.

7. The Licensee accepts the mini storage area in its present condition and acknowledges that any goods stored therein are at their own risk entirely and that the lessor and lessor's agent do not accept any responsibility for damage to the goods by fire, storm and tempest, escape of material from adjoining storage areas, or actions of other tenant's or otherwise.

8. The Licensee is responsible for getting their own contents insurance cover.

When you vacate the unit:

1. Please ensure that you remove everything from your unit and leave it clean.

2. Contact the Agent or Lessor so that an inspection can be carried out and in order to finalise your account.

Moving? If you are changing your address or any details set out on 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 contact on this form.

Insurance:

Please be aware that the owner and Clarence Property Agents are not responsible for insuring the goods stored on the premises. **The Licensee must obtain independent insurance for these goods. Contact your Insurance Broker.**

LATE PAYMENT – If the rent is more than 14 days overdue the Owner reserves the right to double lock the unit, you could be charged a \$50 fee for administration fees for the locking and unlocking of the storage shed.

If the total amount owing is not paid within 28 days from receiving the notification of rental arrears, the space will be opened and your goods 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:

At 7 days overdue, I will receive a phone call or letter.

At 14 days overdue, I will receive a termination notice and the shed will be double locked by the Lessor and I will receive written notice of the Lessor's intention to dispose of my goods.

3. That after the actions described above, my goods will be deemed to be abandoned and the necessary steps will be taken to recover the debt.

LICENSEE SIGNATURE: _____ Date: _____

LESSOR /AGENTS SIGNATURE: _____ Date: _____

WITNESS: Name: _____

SIGNATURE: _____ Date: _____