

APPLICATION FOR STORAGE UNIT & RENTAL AGREEMENT

Agent for Lessor: Fergusson Real Estate & Property, 50 Vale Street, Cooma NSW Phone: 6452 7004

Lessor: Cooma Self Storage

Storage Shed Address: Shed No: _____ 48/50 Bradley Street, Cooma NSW 2630

Hire rate of unit: \$ _____ per week/month Starting Date: _____

Minimum term 3 months

Licensee details:

Copies of all applicants Id is required, (driver's license or proof of id or passport and proof of address)

Applicants 1 Full Name: _____

Current Address: _____

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

Email: _____

Drivers Licence Number: _____ Vehicle Registration: _____

Applicants 2 Full Name: _____

Current Address: _____

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

Email: _____

Drivers Licence Number: _____ Vehicle Registration: _____

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

Name: _____

Address: _____

Phone Number: _____

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 the complex.*

THE METHOD IN WHICH RENT IS TO BE PAID:

a) To Fergusson Real Estate & Property at 50 Vale Street, Cooma NSW by cash, EFTPOS; or

b) Into the following account:

i. Account name: **Fergusson Real Estate**

ii. **BSB: 062 523**

iii. **Account Number: 1020 8772**

iv. **Reference: "CSS "**

Signature of Applicant: _____ **Date:** _____

Name & Signature of Witness: _____ **Dare:** _____

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 minimum of 14 days' notice in writing of intention to cancel the hire of the shed must be given after the initial period (as per storage agreement)
- 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 24 hours, 7 days a week.
- 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/monthly depending on unit/agreement, see page 1. Rent is only calculated in full weeks/months, so when handing the keys back please ensure to do this prior to your rent being due, otherwise another week's rent will be charged.
2. No unit alterations, must not attach, nail, wire, glue, stain or hang any objects from the walls, roof, floors, or doors etc... without prior written permission from the agents.
3. Not to store food, industrial/commercial or flammable liquids, explosives or harmful substances.
4. Not to obstruct the users of any other unit in anyway.
5. Not to use Fire Extinguishers or equipment except in the case of a fire. **Offenders will be reported to the police.**
6. The unit location cannot be used for a business address.
7. Licensees may not sub-let or assign their agreements without prior written consent of the Agent.
8. Pets must remain in vehicles.
9. 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.
10. Licensees are responsible for the control of vermin, pests. It is recommended that the tenant uses rat/mouse and cockroach baits through the storage unit. There is no guarantee that the other tenants don't carry vermin into the complex.
11. The Licensee accepts the 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 the damage to the goods.

Discounts

- 6 months paid in advance, no cancellation/refunds will receive 5% discount
- 12 months paid in advance, no cancellations/refunds will receive a 10% discount

Unit Security

Padlocks to secure units must be supplied by unit licensees. (correct lock can be purchased from Cooma Lock Smiths) Front gate will be padlocked at all times; 1 security key will be provided per lease and a bond held for \$50.00

When you vacate the unit:

1. Please ensure that you remove everything from your unit and leave it clean.
2. Contact 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 your emergency contact on this form.

Insurance

Please be aware that Cooma Self Storage and Fergusson Real Estate are not responsible for insuring the goods stored on the premises. **The tenant 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 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 rent can be paid and when it is due.
2. The arrears process whereby:
 - At 7 days overdue, I will receive a phone call, text 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** _____