**APPLICATION FOR STORAGE UNIT & RENTAL AGREEMENT**

Agent for Lessor: McGrath Estate Agents, 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 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)

Applicant 1 Full Name:

Current Address:

Contact #’s: Home: Work: Mobile:

Email:

Drivers Licence Number: Vehicle Registration:

Applicant 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:

**Commencement of storage unit lease is conditional on good credit history. Proof of credit history must be provided before beginning of lease, in the form of:** - recent rental ledger, or
 - most recent utility bill

**THE METHOD IN WHICH RENT IS TO BE PAID:**

1. To McGrath Estate Agents at 50 Vale Street, Cooma NSW by EFTPOS; or
2. Into the following account:
	* 1. **Account name:** **Fergusson Real Estate & Property**
		2. **BSB: 032 720**
		3. **Account Number: 243381**
		4. **Reference: “CSS ” or the mobile number of applicant #1**

**Signature of Applicant:** 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 is to be paid in advance for the upcoming week.
* 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 LICENSEE:**

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. Garage sales are not permitted onsite at any time.

**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

**COSTS INVOLVED**

**Key Deposit**

A $50 key deposit will be taken upon receipt of a security key. 1 security key will be provided per lease, and the front gate must be padlocked at all times.

Padlocks to secure the units must be supplied by the licensee – correct lock can be purchased at cost price from McGrath Cooma.

**Security Deposit**

A bond of $100 will be taken at the beginning of the lease and held until the storage shed has been confirmed to be vacant and clean. Bond will be released upon confirmation of vacancy and return of the key.

**Total Cost**

Total cost at beginning of a lease = $150 + the first weeks’ rent.

**Insurance**

Please be aware that Cooma Self Storage and McGrath Estate Agents 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 14 days of payment being due, the space will be opened, and your goods seized and disposed of.

**Padlock Types**

Padlocks for the sheds must be provided by the Licensee.

These can be bought from the McGrath office, or see the attached photos for the suitable padlocks available from Mitre 10.

The padlocks best suited for the shipping containers are padlock type 334B/45. It is a 45mm padlock with an extended shackle, available from the McGrath office for cost price of $50 each.

**WHEN VACATING 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.

**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 2 and 4 days overdue, I will receive an email and/or sms reminder.
	* At 7 days overdue, I will receive a phone call notifying me that I have 7 days to make a payment, before my shed is double locked.
	* At 14 days overdue, the shed will be double locked by the Lessor, with the intention to dispose of my goods.
3. That after 14 days of non-payment, my goods will be deemed to be abandoned and the necessary steps will be taken to recover the debt.

I, the Licensee, understand that Cooma Self Storage and McGrath, Cooma accept no responsibility for any accidents or injuries that may occur onsite.

I, 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 loss or damage to the goods.

**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*.

**LESSEE SIGNATURE: DATE:**

**LESSOR/AGENTS SIGNATURE: DATE:**

  

  