

Storage Shed Application



163 Melbourne Road Storage Facility

Applicant full name: _____

Residential address: _____

Postal address (if different from above): _____

Mobile Number: _____ Home Phone: _____

Driver's License Number: _____ **(copy to be taken for file)**

Car Registration: _____ Make: _____ Model: _____

Emergency Contact: _____ Relationship: _____

Emergency Contact Mobile: _____

Email: _____

OFFICE USE ONLY

Storage Shed Details

Shed Number: _____ Shed Size: _____

Reference Number: _____

Lease Start: ____/____/____

Rent Per Month: \$ _____

Key Deposit \$100.00

Admin Fee: \$ 20.00

Total Cost \$ _____

**Please
copy licence
here**

ALL INFORMATION I HAVE PROVIDED IS TRUE AT THE TIME OF SIGNING THIS AGREEMENT

Applicant Name

Applicant Signature

____/____/____
Date

On behalf of Elders Real Estate Wodonga:

Signature

____/____/____
Date

Terms & Conditions



1. The following terms and conditions form part of the letting agreement
2. Neither the owner nor his agent will accept any responsibilities in respect of any material or goods stored in any storage unit. Storage is at absolute own risk and indemnifies the owner or his agent in respect of any damage, loss or claim in respect of any good or materials stored in any storage unit.
 - 2a. – The contents of your shed will not be covered by the landlords insurance.
 - 2b - Insuring your contents is your responsibility. Neither the landlord, nor agent holds any responsibility of insuring your items stored in a storage shed.
3. The licensee acknowledges that this agreement is not a lease agreement and is a contract of license only. No right to exclusive possession is created by the agreement and the owner or his agent and his employees have the right to enter the storage unit at any time.
4. The licensee agrees to pay fees in advance promptly on the due date. The owner is hereby authorised by the licensee to double lock be in arrears by more than 60 days. Access will be denied to the licensee until such as all arrears are paid and fees are paid one month in advance.

Furthermore in the event the fees are more than 60 days in arrears and written notice has been sent to the tenant, if the tenant has not communicated within 60 days and the agent has made reasonable attempts to communicate, after 60 days have elapsed and goods became uncollected, the goods may be disposed. At any time the owner or his agent is hereby authorised by the licensee to remove all goods from the storage unit and offer them for sale by public auction. Nett monies realised from the sale shall be used firstly to pay rental to the date of the sale and secondly to pay costs involved of in the sale of the goods. Any balance will be held by the owner for a further 90 days. Any goods which cannot be sold will be disposed of or released to the licensee as the sole discretion of the owner.
5. The licensee releases the owner from any claim relating to the goods.

Use of the premises- licensee agrees that:

- **Not use any storage unit or cause or permit same to be used for illegal purpose**
 - Not cause or permit a nuisance
 - Not assign, sub license or purport to assign or sub licence the storage unit in a whole or in part
 - To clean, maintain, keep in good order any storage unit which the licensee occupies, as well as repair or cause to have repair any damages caused to any storage unit, including walls, doors and locking devices
 - Not to store dangerous, toxic or highly flammable materials in any storage unit or any part of the property
 - To report damage promptly
 - The use of any unit for residential occupancy in unlawful and strictly forbidden
6. The licensee agrees not to alter, remove or add any lock or other security device to the site gate or any other storage unit
 7. The licensee agrees to be responsible to the owner for any act of omission by any person the licensee allows on the storage site in respect of the terms of this agreement.
 8. The licensee will not do any decorating that involves painting, drilling, marking or defacing any storage unit or fixing posters without prior written consent of the owner
 9. The licensee agrees to keep no animals or birds on the storage site
 10. The licensee agrees to ensure that nothing is done that may prejudice any insurance policy or increases the premium payable under any insurance policy held by the owner
 11. To notify the owner promptly of any infectious disease or the presence of rats, fleas or other pests and to arrange for their eradication of the fumigation of the storage unit.
 12. The licensee agrees upon termination of the agreement to deliver promptly and peacefully vacant possession of the storage unit which shall include handing over all keys and to notify the agent of a forwarding address.
 13. Not with standing any termination of the agreement the licensee agrees to pay compensation to the owner an amount equivalent to the licensee fee until such time as all keys are returned to the owner and or his agent
 14. Any damage to the property by the tenant will take full responsibility and cover the cost of the damage.
 15. Seven days written notice is required to vacate the shed. Once you notify us in writing that you will be vacating the shed, an additional 7 days rent will be charged from that date.
 16. If the shed is being rented sight unseen, Elders Real Estate hold no responsibility if the shed is not suitable for your needs. We will require seven (7) days written notice to vacate the shed in this event.
 17. Prior to vacating you must sweep your shed and remove all rubbish/debris within the shed and the ground. The shed will be inspected within 48 hours of the key return. Should the shed not be clean and empty a \$20.00 charge will apply for cleaning. In witness the parties have signed agreeing to the terms and conditions.

Tenant Signature: _____

Agent Signature: _____

Date: ____/____/____