

Handy Andy's Storage Mareeba



7-9 Martin Tenni Drive

15 Wallace Drive

INVEST

— PROPERTY MANAGEMENT —

219A Byrnes Street, MAREEBA
4092 4040
sold@4880.com.au

Please be aware that the owner requires rent to be paid one month in advance.

If you are unable to commit to regular monthly payments, we respectfully ask that you do not apply.

Mr/Mrs/Ms/Dr _____ Name: _____

CONTACT DETAILS Home/ Business Address: _____

Town: _____ State: _____ Postcode: _____

Postal Address (If different from above): _____

Ph H: _____ Ph W: _____ Mob: _____

Email: _____

Vehicle Make Details: _____ Rego #: _____ Colour: _____

Please advise **IMMEDIATELY** if your address or contact numbers or those of you alternate contact person change

Alternate contact person: Mr/Mrs/Ms/Dr _____ Name: _____

Home Address: _____

Ph H: _____ Ph W: _____ Mob: _____ Fax: _____

Email: _____

STORAGE DETAILS 15 WALLACE DRIVE 7-9 MARTIN TENNI DRIVE

Space: _____ Storage Period From: ____/____/20____ to ____/____/20____ and then extended automatically until 7 days notice is given by either party.

Storage Costs: Bond: _____ Storage Fees \$ _____ per calendar Month

Payment Methods: Direct Bank Transfer Cheque

All fees include GST, except deposit, which is refundable.

Main Points

Please read the conditions below carefully as by signing this Agreement you will be bound by them - See Below

- **ADMINISTRATION FEE** of \$95 is payable if the shed is cancelled because of a change of mind, before moving in or before the period of 1 month.
- * All payments are to be made one (1) month in advance by you (the Storer).
- Goods are stored at your sole risk. **You should take out insurance cover**
- The Owner is not liable for the loss of any goods stored on its premises.
- You must not store hazards dangerous, illegal, stolen, perishable, environmentally harmful or explosive goods
- The Space will only be accessible during set access hours as posted by Owner 7 days' notice must be given for termination of this agreement
- The Storer must notify the Owner in writing of all changes of address and contact telephone numbers
- If you fail to comply with the conditions of this agreement the Owner will have certain rights which include forfeiture of your deposit and the right to sell and/or dispose of your goods.
- The Owner has the right to refuse access if all fees are not paid promptly.

STORER'S ACCEPTANCE

I acknowledge that these main points have been drawn to my attention

Signed: _____

I agree to be bound by the conditions of this agreement as shown overleaf.

ACCEPTED BY OWNER

Signed for and on behalf of the owner:

Signed: _____

Date of this agreement: ____/____/20____

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AGREEMENT FOR STORAGE UNIT RENTAL

I declare that the abovementioned 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 recover rent arrears. Shed deposits will not be used for rent arrears.

- A dishonoured cheque fee of \$50.00 applies to rent cheques that are returned unpaid.
- A minimum of 7 days notice in writing of intention to cancel the hire of the shed must be given on the correct form
- I acknowledge that if there is any damage to the property either internally or externally that is caused by either the applicant and/ or invitees, that the applicant will be liable for the costs of repairs .
- I acknowledge that the applicant will be in attendance any time their shed is being accessed during the tenancy.

Please note the gates are open between 6.30am and 6.30pm (approx.) 7 days a week

This is done for your security. Outside these hours premises are patrolled by a private security company.

DUTIES OF THE HIRER:

1. You are required to provide your own padlock. You must only use one padlock. If you place a 2nd padlock on, it may be removed as this is for the real estate use only
2. It is recommended that the tenant uses rat or mouse baits and cockroach baits through the storage unit as there is no guarantee that the other tenants don't carry vermin into the complex.
3. If you find an OVERLOCK on your storage unit, it has been placed there by the real estate agency due to rental arrears. Please contact the real estate office if this happens.
4. If the security contractors find a shed unlocked they may lock it for safety. Please contact the real estate office.
5. Rental period is monthly and the rent is only calculated in full weeks, so when handing the unit back please ensure to do this prior to your rent being due, otherwise another weeks rent may be charged.
6. Not to store food, flammable liquids, illegal items, explosives or harmful substances
7. Not to obstruct the users of any other unit in any way
8. Not to use the fire extinguishers or fire hoses except in the case of a fire. The fire hydrants are for fire safety only, not for cleaning of boats etc. **Offenders may be reported to police**

VACATING PROCEDURE:

A vacate form must be signed (allowing 7 days' notice) prior to vacating the unit

Tenants are required to clean, de-cobweb and sweep the sheds, prior to handing back the unit and to take their own rubbish and any unwanted items away. **Please do not hose out the unit as you may damage items in the sheds next door.**

If the condition of the shed is not to the satisfaction of the Agent, then the cost of cleaning may be deducted from the deposit paid (Cleaning is minimum \$50.00)

Notify the Agent so that an inspection can be carried out in order to finalise your account.

INSURANCE: Please be aware that Rogato Real Estate and Handy Andy's Storage Mareeba are not responsible for insuring goods that are stored on the premises. **The tenant is responsible for obtaining their own insurance.**

LATE PAYMENT: If rent is more than 7 days overdue the owner reserves the right to **double lock** the unit, you will be charged a \$50.00 administration fee for the locking and unlocking of the unit. If the total amount owing is not paid within 21 days from receiving the notification of rental arrears, (which will be sent to the registered address at the tenants cost) the space will be opened and the goods **seized, sold/ disposed of (at the owner's discretion)** 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:
 1. At 7 days overdue, the storage unit will be double locked and I will be given either a phone call/ text/ email notice.
 2. At 14 days overdue, I will receive a letter of arrears
 3. At 28 days overdue, I will receive a 'Notice of Disposal of Goods'
 4. At 35 days overdue, I will receive a Letter of Demand and a \$50 late fee
3. That after the actions described above, my goods will be deemed to be abandoned and sold/ disposed of to recover the debt
4. That I am not to store anything which is hazardous, illegal, stolen, inflammable, explosive, environmentally harmful or perishable
5. I am to notify the agent of any changes to contact details or that of the alternate contact
6. That dishonoured cheques will incur a fee of \$50.00
7. That I must provide a minimum of seven (7) days notice of my intention to release possession of the shed

Customer: _____ Date: _____ Agent: _____