

Storage Shed Application & Agreement

PROPERTY SCHEDULE

SHED NO. ADDRESS:	
RENT PER MONTH \$	
SECURITY BOND \$	
LEASE COMMENCEMENT DATE:	LEASE TERM: 3 MONTHS 6 MONTHS 12 MONTHS

Important: We require details of your previous addresses for at least the past 2 years.

APPLICANT 1

FULL NAME:	BIRTH DATE: / /
CURRENT ADDRESS:	PHONE:
EMAIL:	
RENT PAID:	\$ PERIOD OF OCCUPANCY:
NAME OF AGENT/LESSOR:	PHONE:
PREVIOUS ADDRESS:	
RENT PAID:	\$ PERIOD OF OCCUPANCY:
NAME OF AGENT/LESSOR:	PHONE:
CONTACT PERSON FOR EMERGENCIES:	PHONE:

CURRENT OCCUPATION:	
EMPLOYER:	CENTRELINK:
ADDRESS:	PHONE:
WEEKLY INCOME (NETT):	\$ PERIOD EMPLOYMENT:

NOTE: THE FOLLOWING SECTION MUST BE COMPLETED:

NON-PERSONAL REFEREES (EG: FORMER EMPLOYER & CHARACTER REFERENCES)

(1) NAME:	COMPANY:
RELATIONSHIP:	PHONE:
(2) NAME:	COMPANY:
RELATIONSHIP:	PHONE:
(3) NAME:	COMPANY:
RELATIONSHIP:	PHONE:

WARNING: MISLEADING OR INCOMPLETE DETAILS COULD JEOPARDISE YOUR APPLICATION

STORAGE SHED STANDARD TERMS AND CONDITIONS

COSTS

1.1 At the time of signing the Tenancy Agreement, the Tenant must pay to the Landlord:

The Security Deposit;
The first month's Rental Amount; and
If the Goods Stored are to include furniture, a further two month's Rental Amount so that the Tenant has paid 3 months in advance.
An initial administration fee of \$25.

1.2 The Tenant must pay:

The Rental Amount monthly in advance by the due date of the invoice;
Any costs incurred by the Landlord in collecting unpaid rent including but not limited to legal costs and debt collection costs.

KEYS

2.1 The Tenant is solely responsible for providing locks and securing the storage shed.

2.2 On the termination of the Tenancy or on demand of the Landlord, the Tenant must return all keys supplied by the Landlord.

2.3 Rental payments will continue to be payable until keys are returned to the Landlord regardless of whether the tenancy has terminated.

USE OF STORAGE SHED

3.1 The Tenant agrees:

to keep and at the end of this Tenancy, deliver the premises to the Landlord in a clean condition and in good repair or a cleaning fee of up to \$50 may be charged from the Tenant's Security Deposit;
to use the premises solely for the purpose of storage and will not permit any act which may cause nuisance, discomfort or annoyance to any person or which may render the Landlord liable to pay more than the present amount of water rates or sewerage or cleansing charges or which may render the Landlord liable to pay in respect of the building more than the ordinary or present rate of premium for insurance against fire or which may make void or voidable any policy for such insurance;
they shall not run the engine of any motor car or boat whilst the same is in the premises except so far as it may be necessary for entering or leaving the premises;
they must not store any materials or substances that are inflammable, explosive, hazardous or harmful including but not limited to motor fuel, lubricating oil, gas or that are a risk to any person or their property;
not to make any alterations in the premises without the consent in writing of the Landlord including but not limited to the use of nails, screws or physically altering the premises in any way. In the event of damage to the premises, the Landlord is entitled to deduct the cost of repairs from the Tenant's Security Deposit. In the event the Security Deposit does not cover the cost of repairs, the Tenant is to pay the further outstanding amount; not to sublet, lease, or assign nor in any way dispose of the premises without consent of the Landlord in writing;
not to interfere with fire hoses in any way including but not limited to the use of fire hoses for washing cars, boats or hosing the storage areas.
The use of fire hoses are only for emergency purposes;
to keep clean any drains or water pipes on the premises;
to indemnify the Landlord against all losses, damages and expenses sustained by reason of any neglect, misconduct or misperformance on the part of the

Tenant of any of the terms of this Agreement;

must notify the owner in writing of a change of contact details of the Tenant or the Alternate Contact;

must on termination of the Tenancy deliver to the Landlord peacefully and quietly possession of the premises and every part together with all erections, buildings, improvement and fixtures which they are not entitled to remove under the terms of this Agreement.

RISK

4.1 The Tenant:

Acknowledges goods are stored at their sole risk and the Tenant is responsible for any damage, theft, loss and deterioration to the goods stored, and shall bear the risk of any damage caused by flood, leakage, overflow of water, entry of water, fire, heat or the removal of goods;
agrees to indemnify the Landlord from any claims for loss or damage to the property of any person or personal injury to any person resulting from or incidental to the Tenant's use of the premises;
agrees to comply with all relevant laws, regulations and orders that are applicable to the storage of goods and the use of the premises. Any costs resulting from a breach of such laws are to be borne by the Tenant;
shall take all reasonable and proper precautions against fire occurring on or in the premises and shall indemnify the Landlord against all damage to the premises or the property of any person arising out of the use, movement or presence of the Tenant's property.

TENANCY

5.1 Where no tenancy period is stated on the Agreement, a month to month tenancy will apply and either party may give two (2) week's notice to terminate the month to month tenancy.

5.2 Where a fixed term under the Agreement expires and the Tenant is permitted to continue, a month to month tenancy will apply and either party may give two (2) week's notice to terminate the month to month tenancy.

TERMINATION

6.1 Either party may terminate this Agreement by giving the other party fourteen (14) days notice in writing prior to expiration of a fixed tenancy period to avoid being charged an extra months rent.

6.2 The Tenant must pay rental and all outstanding monies owed to the Landlord up to the date of termination or the date the Tenant notifies the Landlord the storage shed is vacant, whichever is the later.

6.3 The Landlord must refund the Security Deposit less any monies payable by the Tenant.

6.4 The Tenant, by its execution of this Agreement, authorises the Landlord to claim any monies owing under this Agreement by the Tenant to the Landlord.

6.5 In the event of illegal or environmentally harmful activities on the part of the Tenant, the Landlord may terminate this Agreement without notice.

INSPECTION BY LANDLORD

7.1 The Tenant consents to the inspection of the premises by the Landlord provided the Landlord gives fourteen (14) days written notice.

DEFAULT

8.1 Where payment of rent is in arrears by one (1) month, the Lessor will give one (1) month's notice to remedy the breach.

8.2 In the event the breach is not remedied, the Landlord may change the locks to the premises with all costs to be incurred by the Tenant.

8.3 In the event the breach is not remedied, the Landlord can terminate the tenancy and remove and/or store the Tenant's property at the Tenant's expense without being liable for trespass, detinue, conversion or negligence.

8.4 Where the breach has not been remedied, the Landlord may sell or dispose of the property by auction, private sale, gift, distribution or otherwise and may apply any proceeds towards any arrears of rent or other moneys owing or towards any loss or damage or towards the payment of storage and other expenses.

8.5 The Tenant, by its execution of this Agreement, authorises the Landlord to deduct any monies owing under this Agreement by the Tenant to the Landlord.

NOTICES

9.1 Any notice or demand given by the Landlord to the Tenant shall be deemed to be served on the Tenant if delivered to the address of the Tenant or sent to the Tenant by post and if sent by post, shall be deemed to be received when in the ordinary course of postage should have been received.

PRIVACY DISCLOSURES & DECLARATIONS

PRIVACY STATEMENT OF 4670 INVESTMENTS PTY LTD T/A RAY WHITE BUNDABERG:

We are an independently owned and operated business. We are bound by the National Privacy Principles. We collect personal information about you in this form to assess your application for a residential tenancy. We may need to collect information about you from your previous landlords or letting agents, your current employer and your referees. We will also check whether any details of tenancy defaults by you are held on a tenancy default database. Your consent to us collecting this information is set out below. We may disclose personal information about you to the owner of the property to which this application relates. If this application is successful we may disclose your details to service providers relevant to the tenancy relationship including maintenance contractors and the landlord's insurers. We may also send personal information about you to the owners of any other properties at your request. You have the right to access personal information that we hold about you by contacting our privacy officer (see contact details above). If you do not complete this form or do not sign the consent below then your application for a residential tenancy may not be considered by the owner of the relevant property or, if considered, may be rejected.

I/We the Applicant acknowledge that I have read the Privacy Notice of 4670 INVESTMENTS PTY LTD T/A RAY WHITE BUNDABERG. I/We authorise Ray White Bundaberg to collect information about me/us from:

- (a) My/Our Previous letting agents and/or landlords;
- (b) My/Our personal referees;
- (c) Any Tenancy Default Database which may contain personal information about me.

I/We also authorise Ray White Bundaberg to disclose details about any defaults by me/us under the tenancy to which this application relates to any tenancy default database to which it subscribes including Tenancy Information Centre of Australia. I/We authorise Ray White Bundaberg to disclose the personal information it collects about me/us to the owner/lessor of the property even if the owner/lessor is resident outside Australia and to any third parties – valuers, contractors, salespeople, insurance companies, body corporates, other agents and tenancy default databases.

APPLICANT 1: NAME _____ SIGNATURE: _____ DATE: _____

I/We the applicant/s hereby offer to rent the property from the owner/lessor under a Storage Shed Agreement (Lease) to be prepared by the Agent.

I/We acknowledge that I will be required to pay rent in advance and a rental bond, and that this Storage Shed Application is subject to the approval of the owner/lessor.

I/We declare that all information contained in this Storage Shed Application (inclusive of Pages 1 to 3 contained herein) is true and correct and given of my/our own free will.

I/We declare that am/are not bankrupt.

I/We acknowledge that Ray White Bundaberg is a cash free office.

APPLICANT 1: NAME _____ SIGNATURE: _____ DATE: _____