

Managing Agent: Candappa First National Real Estate

Address: 5/149 Princes Street, Drouin, VIC, 3818

ACN: 617 397 798

Web: <https://www.candappafn.com.au/>

Email: storage@candappafn.com.au

Phone: 1300 DROUIN (1300 376 846)

Storer Details:

<u>Storer Details:</u>	<u>Primary Contact:</u>	<u>Secondary Contact:</u>
<u>Name:</u>		
<u>Phone Number:</u>		
<u>Email:</u>		
<u>Address or P.O. Box</u>		
<u>Driver's License</u>	<i>Please attach a copy of ID (front & back)</i>	<i>Please attach a copy of ID (front & back)</i>
<u>Company Name:</u>		
<u>ABN/ACN:</u>		
<u>Trading As (If applicable):</u>		

Identification:

All tenants that are on the lease and require access to the storage facility are required to provide identification.

Please attach ID.

You must advise us within 48 hours if your address or contact details change

Candappa First National Real Estate, will send all correspondence, including any notices required under this Agreement electronically by text to the mobile number above and/or by email to the details above.

Storage Details and Vacate Notice Period:

Facility (location):

Darnum Self-Storage - 30 – 34 Main Street, Darnum

Warragul Self-Storage – 25 June Court, Warragul

Queen Street Self-Storage – 6/177 Queen Street, Warragul

Size	Facility
6.0m x 3.0m	Darnum Self-Storage, Warragul Self-Storage and Queen Street Self-Storage
5.0m x 3.0m	Darnum Self-Storage
4.0m x 3.0m	Darnum Self-Storage
3.0m x 3.0m	Darnum Self-Storage and Warragul Self-Storage
4.5m x 3.0m	Warragul Self-Storage
4.5m x 2.0m	Warragul Self-Storage
4.5m x 1.5m	Warragul Self-Storage
6.0m x 2.0m	Queen Street Self-Storage

Unit Size (Length(m) x Width(m)): ____m x ____m

Commencement Date:

From (insert date) _____ until the date that storer/tenant gives written notice to the other party (agency) of its intention to terminate this Agreement within the required Termination Notice Period.

Storage Period: Month-to-Month

Vacating: A minimum of 28 days' notice must be given via email to storage@candappafn.com.au

Fees and Charges:

Rent: \$_____ (Monthly)

Bond: \$_____ (Equal to one month's rent – Returned after tenant vacate process has been completed)

Establishment Fee: \$55.00 (Once-off payment)

Late Payment Fee: \$15.00 (Applied 7 days after due date)

All fees include GST

Insurance (Select One by ticking):

- I/We have adequate insurance for the goods that we are storing. (Insert details of insurer and policy number)

- I/We don't have insurance and understand that if the goods are lost or damaged I/We may have to bear that loss. Further, that in the event that my/our goods cause any damage or loss then I/We may be liable for such damage or loss.

Signed on behalf of the Storer/Tenant(s):

Terms & Conditions:

1. All fees are to be paid in advance by you, the Storer (as stated and agreed above)
2. The Storer/tenant must not store hazardous, flammable, explosive or environmentally harmful items that are a risk to the property of any person. For the purpose of this exclusion, the term "Dangerous Goods" shall mean any goods codified under the "Australian Code for the Transport of Dangerous Goods by Road or Rail".
3. The Storer/tenant must not store illegal, stolen, perishable or living goods or goods that are a risk to the property or of any person.
4. That breach of clauses 2 & 3 immediately voids the agreement, and all costs incurred in the removal of the goods are at the cost of the storer, which the storer acknowledges will be deducted from the bond and is personally liable for any shortfall.
5. Unless specifically itemised and covered by insurance, the Storer/tenant must not store goods that are irreplaceable, such as currency and items of personal or sentimental value.
6. The storer/tenant is responsible for securing the unit and its contents with their **OWN PADLOCK**, the storer may not utilise a Candappa First National padlock. These locks will be removed from any tenanted units. The goods are stored at the Storer's/tenants' own risk. The Storer/tenant should speak to their insurer/insurance broker and ensure that they have adequate insurance cover for the Storage Period.
7. The Storer must notify the agency of all changes to the Storer's/tenants contact details or the alternate contact persons details. The agency may contact the alternate contact person to discuss any default by the Storer/tenant and may request information from the alternate contact person about the Storer and the Storer's location.
8. The Storage Unit will be accessible during the hours notified by the agency.
9. The agency may refuse access without notice, to the storage space which includes change access codes and locks if any amounts required to be paid by the Storer under this agreement are not paid promptly and on time according to the contract signed.
9. If the Storer fails to pay their storage fees, the agency will have certain rights which include retaining the Deposit and rights to seize and sell and/or dispose of the Storer's/tenants' goods. This clause is also relevant to the storer/tenant that leaves any items/belongings within the storage unit after the lease contract has expired. The agency has the rights to dispose of all items and goods after 28 days. As stated above in the identification clause, Candappa First National Real Estate, will send all correspondence, including any notices required under this Agreement electronically by text to the mobile number above and/or by email.
10. That all costs associated with the sale and/ or disposal and removal of the Storer goods will be at the cost of the storer and deducted from bond and if there is a shortfall the sale proceeds of uncollected goods.
11. The agency may enter the storage unit in certain circumstances.
12. Notices under this Agreement will be sent to the Storer/tenant electronically.

I _____ have read and understand the terms and conditions of this agreement.

I acknowledge and accept the potential risks involved and agree that all necessary precautions have been taken by the facility management and owners to mitigate such risks. I also consent to facility management collecting and using the information I provide to complete my application and contact me for matters relating to my application.

SIGNED: _____

DATED: _____