

**Office:** 491 Peel Street

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**Postal**: PO Box 669

 TAMWORTH NSW 2340

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**STORAGE SHED APPLICATION FORM**

Application will not be processed until all the required documentation is supplied

**REQUIRED SUPPORTING DOCMENTS**

 **100 Point Identification**
Current Drivers Licence 50
Passport 50
Photo ID 30
Concession Card 10
Birth Certificate 10
Bank/Medicare Card 10

**Office Hours**

Our office is open Monday to Friday 9am - 5pm and by appointment.

**Required Documents**

You will be required to provide supporting documents as listed in the above box. These documents must be photocopied and supplied with your application. Your application will not be processed if the required documents are not provided to our office.

**Approved Application**

If your application is approved you will be required to pay (1) one month’s rent in advance and a security bond of $100.00.

**PAYMENT OF STORAGE SHED FEES**

Payment must be made by the following methods: Direct Deposit or Internet transfer or Centrepay.

**PROPERTY DETAILS**

## Shed Number and Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Approx. Space Rented: \_\_\_\_\_\_\_\_\_m X \_\_\_\_\_\_\_\_m Storage Fee: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ per month**

**Commencement Date: \_\_\_\_\_\_/\_\_\_\_\_\_/\_\_\_\_\_\_**

## HIRER’S DETAILS:

## Surname: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Given Names: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**D.O.B.\_\_\_\_/\_\_\_\_/\_\_\_\_\_ Driver’s Licence No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Phone: (H) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(W)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(M)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Email Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Current Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Future Address (if moving): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

## PERSON TO CONTACT IN EMERGENCY:

## Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Relationship: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone/Contact No’s: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## NEAREST RELATIVE NOT LIVING WITH YOU:

## Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Relationship: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone/Contact No’s: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

I/We, the Hirer, hereby agree to the above rules and regulations and do solemnly and sincerely declare that the above information is true and correct.

**SIGNED BY HIRER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** **DATE:** **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

### PRIVACY ACT ACKNOWLEDGEMENT FOR HIRER

ln accordance with Privacy Principle 1.3 of the Privacy Act we require you to read and sign this acknowledgement. In order to process an application, an applicant is required under the National Privacy Principles of Privacy Act to be made aware that an organisation may access a database. In addition an applicant is entitled to know what will happen to their information when it is passed on to the agent.
In accordance with the National Privacy Principles the database member discloses that in addition to information being supplied to a database company other organisations may receive information from time to time. Other organisations may include debt collection agencies, insurance companies, government departments and other landlords or agents. I, the said applicant, declare that I give my permission to the agent to collect my information and pass such information onto TICA Default Tenancy Control Pty Ltd. I further give my permission for my information to be provided to any other tenancy database for the assessment of my application. I further consent to the member of the Database Company to contact any of my referees provided in my application. I agree and understand that once an application has been lodged with a member of a tenancy database and an inquiry made with a tenancy database my information may be recorded as making an inquiry. I agree that in the event of a default occurring under a hire agreement, I give my permission to the member of the tenancy database to register any of my details of such a breach with a tenancy database. I further agree and understand that the removal of such information from a database is subject to the conditions of the Database Company. I understand that TICA Default Tenancy Control Pty Ltd is a database company that allows its members’ access to information accumulated from members about tenants who have breached their tenancy agreements. I agree and understand that should I fail to provide the database member with the information and acknowledgements required the database member may elect not to proceed with my application. I agree and understand that a listing with TICA Default Tenancy Control Pty Ltd could have an adverse effect on my ability to obtain future rental accommodation. I acknowledge and understand that TICA Default Tenancy Control Pty Ltd can be contacted on 1902 220 346. I agree that the calls to TICA Default Tenancy Control Pty Ltd are charged at $5.45 per minute inclusive of GST. (Higher charges *apply to mobiles and pay phones)*

**SIGNED BY HIRER:** **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**WITNESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**



# STORAGE SHED HIRE AGREEMENT

# The named Hirer, the Owner and Management of the storage shed/s agree the hirer shall rent the shed/s on the following terms and conditions:

# The Owner and Management assume no responsibility for items stored.

# The items are stored at the Hirer’s sole risk.

# The Hirer will be responsible for providing necessary insurance and locking devices deemed necessary in respect of the items stored. The Hirer’s contents are not insured by the Owner or Management. The Hirer shall hold the Owner and Management harmless from all claims of loss or damage to property or injury or death of persons/s caused by any act or omission of the Hirer. The Hirer expressly relieves the owner from any and all liability to damage of the Hirer’s property arising due to flooding, water leakage, breaking pipe, theft, fire or any other cause beyond the reasonable control of the Owner.

# The Hirer may insure the contents of his or her unit.

#  The storage fee is payable monthly in advance and payments are to be made by Direct Deposit or Internet Transfer or Centrepay.

# If at any time your storage fee is not paid in advance or is in arrears there will be an Administration Fee charged to your account each and every month until the arrears are paid in full.

#  5 The storage fee may be increased at any time with one month’s notice.

# 6 If the storage fee is not paid within 14 days of the due date, the Management may give the Hirer notice that

# the Hirer is to vacate the unit forthwith and the Management may secure the unit until the payment of the fee is current.

# 7 The Hirer is responsible for advising Management in writing of any change of address/telephone number or contact without delay.

# 8 The Hirer must not attach nails, wire, glue or hang objects from walls, floors, doors etc. of the unit without the permission of the owner.

# 9 No fuel or any kind. A sump tray must be placed under any internally stored motor or motor vehicle

# (if approved) to prevent oil stains on floors.

# 10 All refrigerators and washing machines must be drained of water and completely emptied of perishables.

# 11 No mechanical work or spray painting of any kind is permitted.

# 12 The Hirer shall not place any signage on the leased premises. The unit and premises is not to be used as a business venture.

# 13 The Hirer shall not bring in or keep on the premises any animal (including birds and insects), any perishable goods or any flammable, explosive or other inherently dangerous material. The Hirer shall not store in the premises any item in contravention of the requirements of any legislation or any Rule, Regulation, Ordinance or By-law made pursuant to any legislation or by a Public Authority.

# 14 The unit and premises are not to be used in violation of any law or for any illegal purpose. The Hirer has inspected the storage shed premises to be leased and the common driveway and gate and agrees that they are in good condition and will pay the Owner for any repairs of the leased premises, common driveway and gate caused by the Hirer’s misuse and/or negligence.

# 15 The Hirer is responsible for removing his or her own rubbish from the premises: A cleaning deposit will be held in a trust account until after the end of the tenancy, whereby the shed will be inspected and be deemed either clean or dirty. If the shed is deemed “dirty” the whole deposit will be forfeited. If the shed is deemed “clean” a refund by EFT.

# 16 In the event that the Hirer receives a key for entry to a storage shed or shed compound it is the responsibility of the Hirer to return the key to the Management on the day of vacating. Rent will be charged until the key is returned.

# A Key deposit will be held in a trust account until after the end of the tenancy, whereby the key will be deemed either returned or held by the Hirer. If the key is deemed “held by Hirer” the whole deposit will be forfeited. If the key is deemed “returned” a refund by EFT will be effected.

**SIGNED BY HIRER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**WITNESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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**Also:**

# 17 The tenant is required to give a minimum of seven (7) days notice to vacate, in writing, and return any keys to the Management Office on the vacate date.

# The Hirer shall be deemed to occupy the shed until such time as he/she vacates the shed, leave the shed unlocked, swept, emptied and free from rubbish including exteriors, and until he/she notifies the Owner’s manager that the premises has been vacated.

# 18 No direct sales are permitted from the shed unit.

# 19 No sub-letting or assignment to third party, without permission of the owner.

# 20 If the storage fee is unpaid for the period of two (2) weeks, the Hirer authorises deductions of legal fees and agency/management fees to the Owner and Management to dispose of the goods stored by Auction or otherwise and to account to the Hirer for the proceeds of sales including the deductions there from of all outstanding storage fees and costs and expenses of sale.

#  21 Additional charges will apply to the Hirer for each instance when Management has to:i. Make reminder phone calls or write to the Hirer or any other persons in relation to the Hirer’s arrears, due to

#  storage shed arrears of more than two (2) weeks.ii. Visit the Hirer or any other persons in relation to the Hirer’s arrears of more than two (2) weeks.iii. Have the Hirer’s shed swept, cleaned or rubbish removed.iv. A late payment fee will be charged on all rent arrears of more than two (2) weeks. 22 The Hirer authorises the agent to access and check any information that may be listed on the Hirer on the

# TICA DEFAULT TENANCY DATABASE and any other tenancy database which may be available. The Hirer agrees and understands that the agent may report any defaults that may occur from time to time in the hire with TICA

# DEFAULT TENANCY DATABASE and any other tenancy database which may be available. I/We understand that in the event of a default being reported to the TICA DEFAULT TENANCY DATABASE or any other tenancy database, the removal of such information is subject to the guidelines of the database companies.

 **SIGNED BY HIRER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**WITNESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Tamworth Realty Pty Limited** ABN 34 054 144 357 **trading as Tamworth Real Estate**

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