



Storage Shed Address:

BLACKS REAL ESTATE SELF STORAGE RENTALS
PERIODIC RENTAL AGREEMENT

Renter's Details

Full Name/s:

Have you been known by any other name? Yes/No

If Yes, what other name have you been known by?

Drivers Licence or Passport Number:

Date/s Of Birth: Vehicle Registration/s:

Residential Address:

Postal Address:

Home Telephone: Work Telephone:

Mobile Telephone: Fax Number:

Email Address:

How did you hear about us? Internet/Phonebook/Friend?

Employment Details

Are you employed? Yes/No

Occupation: Name Of Employer:

Nett Weekly Income: Length Of Employment:

If Self Employed

Business Name:

How long self employed?: ABN:

Address Of Business:

Accountants Name: Phone:

Are You A Student

Student Identification Number: Institution:

Next Of Kin (Must Not Reside At The Same Address)

Name: Phone:

Address:

Personal Reference (Must Not Reside At The Same Address)

Name: Phone:

Address:

For mailing purposes renters must ensure they advise Blacks Real Estate if they change their address.

You are required to meet a 100 point identification criteria upon submission of your application, and the Agent/Lessor may photocopy any item and retain as part of your application.

10 Points	Medicare Card, Birth Certificate, Motor Vehicle Registration Papers
30 Points	Bank Statements, Recent Utility Accounts eg. Telephone, Electricity
40 Points	Drivers Licence, Passport, 18+ Card, Student ID,
Compulsory	Last Two Pay Slips (Employed) Bank Statements, Group Certificate, Accountant's Letter (Self Employed) Centrelink Statement (Unemployed)

Terms & Conditions

- 1. Storage Unit Rented** – No at **Size** -
- 2. Rental** - \$.....per calendar month, including G.S.T., **payable monthly in advance**.
(Monthly rental charge is reviewed in July each year and any increase applicable will be applied)
- 3. Minimum rental period** – The minimum period is one (1) month. The storage premises may be vacated at any time thereafter by giving 2 weeks notice either verbally or in writing to vacate the shed.
- 4. Date of Commencement** -/...../..... with rental ending by return of master key and full payment of rent.
- 5. Use of storage facilities** – The renter is reminded that the premises are to be used for storage purposes only.
- 6. Method of paying rent** – By cash or cheque to the office of Blacks Real Estate P/L (Managing Agent). Cheques should be made payable to “Blacks Real Estate Trust Account”. Direct deposit of rent payments through your bank/financial institution may be made to our Trust Account. Ask for details if required.
- 7. Master Key** – A Master key is issued to allow access to the storage complex. A key deposit of \$50.00 is payable and this amount is refundable only upon return of the key.
- 8. Internal security** – You are required to supply your own padlock for the door to the storage unit you rent. Whilst the Owners of the complex endeavour to ensure the property is kept in a secure state, due to the nature of renter's activities, no liability is accepted by the Owners.
- 9. General Security** – When you access the storage complex using the master key (if applicable), please remember to switch off the lights and lock the front gate/door before you leave. If you note anything unusual, please contact our office.
- 10. Non acceptance of Liability** – Further to clauses 9 and 10 above, use of the storage premises is at the risk of the renter. Consequently, insurance of the items you place in storage is your responsibility. **Blacks Real Estate do not accept liability** for any damage to or loss of any items stored in the premises. We suggest you determine if you require insurance cover.
- 11. Unpaid rent and abandoned goods** – Acceptance by the owners of these premises of goods for storage, inspection, custody, repair or other treatment is subject to disposal under the *Uncollected Goods Act 1967 (Qld)*. The Act confers a right of sale or disposal on the property owner *in the event of nonpayment or apparent abandonment of goods*. Further, the owner of the premises or the owner's agent reserve the right to secure the rented premises without notice to the renter in situations where arrears of rent exist.
- 12.** Also, the Renter hereby acknowledges that if two (2) months or more rent is unpaid, the Owner or the Owner's Agent may remove and dispose of the goods stored in the above storage unit without advice to the Renter and any monies received from such disposal will be applied against the unpaid rent and the cost of removing the stored goods.
- 13. Bond held in Trust** – The renter hereby acknowledges and agrees that a bond of an amount equal to one / two months' rent has been paid and is to be held in the Blacks Real Estate P/L Trust Account. The renter further acknowledges and agrees that the bond held in Trust may be utilized by Blacks Real Estate on behalf of the owner to be contributed towards any unpaid rent, damage and/or the costs involved with the recovery of the same without further reference to the renter should attempts to contact them be unsuccessful. Where the bond is refunded to the renter, refund will be paid by cheque only.
- 14. Completion of tenancy** – You **MUST** give a minimum of **2 weeks'** notice when vacating. When you move your goods from the storage premises, you must ensure the storage unit is left in a neat tidy condition and all

items are removed there from. Please remember to return the master key to obtain a refund of the key deposit. The storage facility will not be deemed empty and no refund will be given until the key is received.

15. Further information – Please feel free to contact our office if you have any queries concerning your storage unit.

Acknowledgement and acceptance of these instructions – *I hereby acknowledge having received a copy of these rental terms and conditions and fully understand the contents and undertake to comply with the conditions herein.*

Signature of Renter **Dated**/...../....

Signature of Blacks Real Estate Authorised officer **Dated**/...../.....

OFFICE USE ONLY

	Initials	Date
Form Completed In Full & Information Is Correct		
100 Point Identification Supplied & Photocopied		
Proof Of Income Supplied		
Form Signed By All Parties & Photocopy Of Form Given To Tenant		
Tenant Details Fully Entered Into Console Gateway		
Create Recurring Invoice		
1 Months Rent, 1 or 2 Months Bond & \$50 Key Deposit Paid (as applicable)		
1 Key Supplied (as applicable)		
Property Crossed Out On Vacancy List		
Welcome letter issued with reference number		

OFFICE USE ONLY – VACATING TENANT

	Initials	Date
Forwarding Address/Telephone Numbers Provided (Tenant to complete payment authorisation form)		
Inspect Shed		
Rent Paid Up To Date		
Key Returned & Placed In Key Cabinet		
Key Deposit Refunded		
Update Key Deposit Register		
Refund deposits held & any overpaid rent		
Recurring Invoice Deleted In Console		
All Invoices Deleted In Console Once Rent Is Paid		
Property Listed On Vacancy List		