



**FOB Real Estate Pty Ltd trading as
First National Real Estate FOB**

STORAGE UNITS RENTAL AGREEMENT

CONDITIONS OF RENTAL

Rent is the sum of \$ _____ per month, payable in advance. Monthly statements shall be issued to the Tenant by method stated on page 4 of this agreementP:\Real Estate\commercial rentals\Storage Units\Terms and Conditions.docx, leaving the payment of this invoice the full responsibility of the Lessee. If payment remains outstanding, the designated emergency contact will be contacted. The Lessor/Agent retains the right to increase rental charges with due notice.

Bond is \$200.00 and the Tenant acknowledges that he/she/they are aware that the security deposit should not be regarded by him/her/them as rental paid of due at the expiration of the Tenancy. This security deposit may also be withheld in order to cover any/all outstanding rent arrears and administration fees still owing at the expiration of the lease.

USE AND OCCUPANCY IN COMPLIANCE WITH THE LAW

The premises are to be used only for the storage of personal property and household goods owned by the Tenant. Tenants must NOT store legally prohibited possessions within the sheds. The storage of welding or inflammable, explosive or other inherently dangerous material is prohibited. Fuel-driven vehicles may be stored only if the fuel tanks are empty. Tenants shall not commit/cause any act that creates/may create a nuisance in/upon/connected with the premises. No painted or other signs shall be placed on the leased premises.

CONDITIONS AND ALTERATION OF PREMISES

Tenant has examined the premises and hereby accepts them as being in good condition and will pay Lessor promptly for any repairs of the premises caused by the Tenants misuse/negligence. The Tenant shall make no alterations/improvements of the premises.

VACATION OF THE UNIT

Upon intending to vacate the unit, the Tenant must formally give the Lessor/Agent 7 days notice, in writing, of the intended date of vacation. If the Tenant fails to give due notice, the Lessor may withhold part/all of the bond to pay for removal/cleaning costs of any remaining rubbish/damage.

ABANDONMENT

In the event of rent been in arrears for more than one (1) month, the Tenant hereby grants the Lessor the right to terminate their tenancy. The Tenant will be notified of the outstanding debt, and if this is not paid within seven (7) days, the Landlord will place a lock upon the shed, hold the Tenants goods in a safe place for a period of thirty (30) days and re-let the shed. If the debt is still outstanding at the expiration of the thirty (30) day holding period, the Tenants goods shall be sold and any bond placed at the beginning of tenancy shall be forfeited to recoup the rent arrears and administration fees.

ASSIGNMENT OF SUB-LETTING

Tenant/s shall not sub-let or assign all/portions of the premises or tenants interest there-in without the prior written consent of the Lessor.

LEGAL FEES

If the Lessor brings legal action against the Tenant, to recover any sums due under a breach of this agreement, the Tenant shall be responsible for payment for all costs, expenses and reasonable fees.

LIABILITIES

Tenant shall hold the Lessor/Agent harmless from all claim of loss/damage to property or injury to/death of person/s caused by negligence of the Tenant. The Tenant will be responsible for providing the contents insurance/locking devices deemed necessary in relation to stored goods. The Tenant hereby expressly relieves the Lessor from any/all liability to damage of to the Tenants property/personal effects arising due to water leakage, breaking pipes, theft, fire or other cause beyond the reasonable control of the Lessor/Agent.

TENANTS/S _____

DATE OF AGREEMENTS: _____ day of _____ 20_____

RULES

Tenant agrees to abide by all rules and policies in the signed agreement and those alterations that may occur to the afore-mentioned agreement. Lessor agrees to supply written copies of the said rules to the Tenant as they now exist and as they may be modified in the future.

PLEASE NOTE: All rental payments are expected to be in advance **AT ALL TIMES.**

I HEREBY DECLARE THAT I HAVE RECEIVED A DUPLICATE OF THIS RENTAL AGREEMENT, WHICH I HAVE FULLY READ, AND I AGREE TO COMPLY WITH ALL THE LISTED CONDITIONS OF THIS LEASE.

This agreement has been executed on the _____ day of _____ 20_____.

TENANT/S

FIRST NATIONAL FOB

DATE OF AGREEMENT: _____ day of _____ 20_____

LESSOR: Name: P & J Kelly
Address: c/- First National Real Estate FOB
78 Macarthur Street
SALE VIC 3850

AGENT: Registered Business Name: **FOB Real Estate Pty Ltd t/as**
First National Real Estate FOB
Address: **78 Macarthur Street, Sale**
Ph: (03) 5143 0090 Fax: (03) 5143 0641

TENANT/S: Name: _____
Address: _____
Phone: (Home) _____ (Mobile) _____
Phone: (Work) _____ Fax: _____
Email: _____
Licence No: _____ Copy of licence attached:

EMERGENCY CONTACT: Name: _____
Address: _____
Phone: (Home) _____ (Mobile) _____
R/Ship*: _____

*Please be advised that the person designated as emergency contact for the sake of this agreement must be contactable if unforeseen circumstances occur and we cannot contact the Tenant. The person named as emergency contact must be other than immediate family. EG: Aunt, Friend, Grandfather etc.

REFERENCE: Name: _____
Phone: _____ R/Ship*: _____

*Please be advised that we require one (1) personal reference for security reasons. The person named as a reference must be other than immediate family. EG: Employer, Work Colleague, Landlord etc.

PREMISES: **UNIT NO:** _____ **SIZE:** _____

9 Princes Highway, Stratford

RENT *: \$ _____ Per Month.

Payable on the _____ of Every Month.

PREFERRED MONTHLY INVOICE METHOD (Circle one)

Email Post Fax Tax Invoice not required

COMMENCEMENT DATE:** _____ day of _____ 20 _____

RENT PAYABLE VIA DIRECT DEBIT/INTERNET TRANSFER TO:

Account Name: **First National Real Estate FOB**

Bank: **NAB**

BSB: **083879**

Account: **872025109**

Reference: _____

BOND AMOUNT: \$ _____ Copy of receipt attached:

*Please be advised that we require all our tenants to be at least one (1) month in advance with their rental payments and we may issue you with a notice to seize your goods if this becomes more than one (1) month in arrears.

** Rent will be calculated monthly from this date, until the date of which the Tenant gives a written notice of intended vacation or the shed is found vacated in the weekly external inspections.

I HEREBY DECLARE THAT ALL INFORMATION DISCLOSED ON THE ABOVE AGREEMENT IS TRUE AND CORRECT.

TENANT/S SIGNATURE:

(on behalf of lessor) AGENTS SIGNATURE:
