



Storage Unit Rental Agreement 2025

COOPER STREET STORAGE (CSS)

Facility details:

Name: Cooper Street Storage

Location: 7 Cooper Street, Katoomba NSW 2780

Ph: 0422622050

Email: cooperstreetstorage@gmail.com

ABN: 84 472 886 103

BSB: 082-656

A/C No. 91-410-7613

Date _____

Tenant details:

Company: _____

Personal: First Name _____ Surname _____

Address: _____ Post Code _____

Phone Numbers _____

Email Address _____

Alternative Contact:

Name _____ Phone _____

Address _____

Email _____

Payment Details:

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Direct debit

Account no. _____

BSB _____

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Credit card

*online or over the phone payment for card security

Request an access code below or one will be automatically allocated to you

ACCESS No. four to six digits: _____

STORAGE PERIOD from _____ to _____

*AUTOMATIC UNIT RENTAL EXTENTION WILL BE ASSUMED UNLESS ADVISED 28 DAYS PRIOR
ANY RENTAL PRICE INCREASES WILL BE NOTIFIED 28 DAYS IN ADVANCE*

Facility operator (CSS) to complete

UNIT NUMBER: _____

DEPOSIT: \$ _____

CLEANING FEE: \$ _____

STORAGE FEE: \$ _____ (Per Week) or (Per Calendar Month)

*LATE PAYMENT FEE \$ 28.00 APPLIED 14 DAYS AFTER DUE DATE AND WILL BE REAPPLIED ON
EACH DATE OF RENTAL PAYMENT BEING OVERDUE*

****PLEASE TAKE SPECIAL NOTE ****

All payments are to made by the tenant nominated on this contract

Unit rental payment is due 28 days prior to due date

Goods are stored at your risk. We recommend you take out your own insurance

As per the Australian Consumer Law, PPSA, Fair Trading Act 1987 (NSW), NO storage of hazardous, dangerous, stolen, illegal, flammable, explosive, perishable or environmentally harmful goods.

PLEASE READ CONDITIONS OF AGREEMENT YOU WILL BE BOUND BY THEM

CONDITIONS OF AGREEMENT
COOPER STREET STORAGE
7 COOPER STREET KATOOMBA NSW 2780

Cooper Street Storage the facility operators in this agreement shall be referred to as CSS

1. CSS as the facility provider:

- 1a. CSS does not have, and will not be deemed to have, knowledge of the stored goods
- 1b. CSS claims a contractual lien over stored goods in the event any monies are owing under the agreement.
- 1c. CSS does not accept responsibility for goods stored by tenant; therefore, CSS recommends you take your own insurance for any goods stored.
- 1d. CSS will provide the tenant a unique four to six number axis code which is the obligation of the tenant to not share and keep secure.
- 1e. CSS will not be liable for any loss or damage suffered by the tenant as a result of inability to access the storage facility.

Tick this box to show you have read and understand this contract

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2. Obligations of the tenant:

- 2a. The tenant must give 48 hours' notice to any changes of address, telephone or Email of contact details for the tenant or their alternative contact person
- 2b. The tenant may only store goods in the unit allocated to them, and only in that unit.
- 2c. The tenant has knowledge of the goods stored, the tenant accepts responsibility for their safety and compliance to the storage requirements of this contract.

2d. The tenant shall not store any, hazardous, dangerous, stolen, illegal, flammable, explosive, perishable or environmentally, harmful goods.

2e. The tenant is not to use the storage facility for any business, sales, manufacturing or commercial activity.

2f. The tenant shall not loiter or dwell on site.

2g. The tenant shall not screw, nail, glue, paint or mark to any part of the storage facility and must keep allocated storage space, hallways and all common areas clean and in a state of good repair.

2h. The tenant must secure their unit with only one padlock and must keep clear and not obstruct the second hole known as the storage facility overlock position. CSS reserves the right to cut or forcefully remove any obstruction to the overlock position at the tenant's expense.

2i. The tenant consents to entry and inspection of the allocated unit or units by CSS provided that 14 days' notice is given.

2j. The tenant is aware and agrees to being subject to video surveillance recorded by CCTV camera system in the storage facility and grounds.

2k. The tenant is responsible for loss or damage caused by a third party who enters the storage facility at the direction or request of the tenant.

2l. Any items deemed left unattended in common areas or outside the tenants allocated space may at the discretion of CSS be disposed, moved, sold or dumped at the expense and liability of the tenant.

Tick this box to show you have read and understand this contract ☐

3. Financial Agreement:

The tenant must upon signing the contract pay to CSS

3a. The deposit – four weeks or one month rent depending on contract time period

[deposit will be refundable 28 days after successful termination of contract]

3b. Cleaning Fee: may be deducted from the deposit at the discretion of CSS

3c. The tenant must pay rent 28 days in advance of due rental date.

3d. The tenant must always remain 28 days paid in advance of due rental date throughout tenancy.

3e. If rent falls overdue CSS will attempt to contact tenant and or alternative contact person to resolve any overdue monies.

3f. If rent remains unpaid from within 14 days of due date, access may be denied or restricted at the discretion of CSS management. The process to redeem unpaid monies will commence. Any costs incurred to enforce this process will be compounded upon the tenant.

3g. Late payment fee will apply 14 days after due rental date and is payable each time a payment is late.

3h. Any increase in storage fee, the tenant will be notified 28 days in advance.

3i. The rental payment can only be made by the tenant nominated on this rental contract.

3j. The tenant is responsible for any government taxes or charges on this rental contract.

3h. In the event of any monies owing under this rental contract, not being paid in full within 42 days of due date, CSS may enter the unit or units by force or otherwise and retain, sell or dispose of goods regardless of their nature or value to redeem any outstanding monies. Any excess funds will be deposited with the public trustee or equivalent authority as per the personal property securities act 2009.

Tick this box to show you have read and understand this contract

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4.

Termination and Disposal

4a. Tenant or CSS management may terminate this rental agreement by giving 28 days' notice of termination in accordance with the period on self-storage agreement.

4b. In the event CSS is required to dispose of your unit goods, 7 days' notice to tenant in breach will be attempted. The goods will be sold to redeem any out standing monies to CSS. Any costs incurred in the disposal of goods will be raised against tenant in breach.

4c. If the goods stored are considered inherent health or safety risk CSS will dispose of goods without opening bags or boxes therefore no inventory will be expected or required.

4d. Upon termination of storage agreement, the tenant must remove all goods in the unit before close of business on the termination date and leave the space clean and in a good state of repair to the satisfaction of CSS management.

Tick this box to show you have read and understand this contract ☐

SIGNATURE OF TENANT

DATE