

MOOPLAATS SELF STORAGE

Plot 216
Mooiplaats
Pretoria East
Ria van Vuuren – 0824472346
email storage@gmail.co.za

APPLICATION

Applicant details (LESSEE)

Date	
Surname	
First Name/s	
ID Number	
Home Address	
Work Address	
Do you own or rent your home?	
Telephone number Home	
Telephone number Work	
Email address	
Cell Number	
Bank Name	
Branch code	
Account holder name	
Account number	

Details of spouse

Surname	
First Name/s	
ID Number	
Cell Number	
Work tell number	
Email address	
References: Present landlord (name and contact number)	
Next of Kin: Names/surname and contact number	
Have you ever been insolvent?	Yes / No
Do you have any judgments against you?	Yes / No

Please e-mail this contact together with the following documents to storage@gmail.co.za

- Copy of ID document
- Fica document (Telkom account/water and electricity account/bank statements)

Storage Requirements

(Please tick)

Enclosed caravan and boat storage 4m	R350
Enclosed caravan and boat storage 7m	R510
Enclosed caravan and boat storage 8m	R550
Enclosed caravan and boat storage 12m	R800
Enclosed caravan and boat storage 14m	R950
6m Shipping container	R530
Mini container	R200

The rental is payable in advance and a deposit of one month rent is payable.
Minimum rental term is 3 months.

Banking details for payment:

Sonskyn Trust
FNB
62644051146
Branch: 250655

Store number allocated to this contract: _____

Please use the store number allocated to you as a reference number.

Terms & Conditions

The "LESSOR" referred to in these terms and condition is Mooiplaatz Selfstorage Pty (Ltd) (Hereinafter referred to as the LESSOR)

The "LESSEE" is the party under the "Applicant details, LESSEE "on the front page of this agreement. The LESSEE is the occupant (Hereinafter referred to as the LESSEE)

The "Unit" is the LESSOR's storage facility referenced on the front page of this agreement by unit number.

In the case where the LESSEE is a company, a letter on the company letterhead stating that the person responsible with the details on page one, is the authorized person to sign on behalf of the company shall be required.

Usage

The storage unit may be used for storage purpose only. It may not under any circumstance be used for storage of live animals, fresh foods, fuel such as petrol, diesel or paraffin, explosives, illegal or any hazardous substances or personal residence. Similarly any items which may have an offended odour or which may constitute a nuisance to other customers. See Annexure B for additional list of prohibited items.

Rental

The monthly rent for this agreement is _____.

The agreed rental is due and payable in advance on the 1st day of each month. If the rental is not paid by the 15th of the month, a fee of R100 administration will

be charged against the unit and the unit will be double locked to prevent entry. A lock removal fee of R350 will be charged.

Deposit

- a) In addition to the monthly rental the occupier shall on signing this agreement pay the LESSOR a deposit equal to one month's rental. The deposit will be refunded in full when the LESSEE vacates the unit after having complied with the terms of this agreement. The deposit shall not constitute the last month's rental. The potential LESSEE shall forfeit the deposit should they not occupy the reserved unit on the date stipulated as the "Date in" or within a reasonable period thereof.

Annual Escalation

- b) The rent shall be subject to an escalation of a maximum of 8% (**or as to be determined per owners/tenants future agreement**) per unit per annum from the first day of March of each year, and the amount referred to in paragraph "**Rental**" above, escalated as aforesaid, shall then with effect from the said date constitute the Rent.

Risk & Insurance

All goods stored in the units are at the sole risk of the LESSEE (occupant) who will also retain the keys to the unit. The LESSEE (occupant) acknowledges that the LESSOR has adequate security. The LESSEE (occupant) will insure the items stored at his own cost. The LESSEE (occupant), his agents or servants enters the premises at own risk. The LESSEE (occupant), his agents or servants shall not have any claim whatsoever nature against the LESSOR in respect of loss or injury they may have suffered as a result of any act or omission on the part of the LESSOR, owner, its employees or the occupants or any other person.

The LESSOR can arrange insurance for the LESSEE if required.
The cost for insurance shall be for the LESSEE.

Indicate if insurance is required: YES/NO (_____)

If required, please fill in Annexure A.

If the option above is YES, the LESSEE may not occupy the unit until such insurance is arranged with proof of payment. The LESSEE shall pay the insurance company directly.

If the LESSEE stores a caravan, boat or trailer in a unit, he agrees to keep the unit locked at all times, even if the unit is empty. Units without locks will be seen by the LESSOR as abandoned units.

Entry

Access will be daily at the following times:

MONDAY-FRIDAY: 7:00am- 18:00pm

SATURDAY& SUNDAY: 7:00am- 18:00pm

In case the LESSEE requires access outside the normal hours, prior arrangement must be made.

Duration

1. The minimum contact period is three calendar month.
2. The agreement will continue until terminated by one calendar month WRITTEN notice.
3. Only written notice to storage@gmail.co.za will be accepted.
4. No SMS messages, verbal notice to the security, managers or any other personnel will be accepted.
5. In the event of the LESSOR wishing to vary terms of conditions of this agreement the LESSOR shall by written notice not less than 30 days, advise the LESSEE accordingly via email to the above email address of the LESSEE. If the LESSEE is not prepared to accept the variation, the LESSEE shall be obliged to terminate the agreement by written notice to the LESSOR by not later than 15 days after receipt of the notice. No response within 15 days by the LESSEE to the LESSOR's written notice shall be an acknowledgement of the LESSEE that he agrees and accepts the term of the written notice.

Breach

In the event if the LESSEE being in breach of this agreement, the LESSOR may immediately restrict the LESSEE access to the unit and thereafter give the LESSEE 3 days written notice via email to the above email address to remedy the situation and should the LESSEE continue to remain in breach, take any or all of the following actions:

- Cancel the agreement
- Take possession of the unit and content by double locking the unit
- Claim payment of damages
- In the event of the LESSEE being in breach of the period of 60 days (in which as the LESSEE will be regarded as having abandoned the stored items), the LESSOR may dispose of such content of the unit without further notice to the LESSEE. The LESSEE agrees that the deposit will be forfeited and goods in storage may be sold "voetstoots" to defray outstanding expenses.
- The LESSOR has the right to remove the goods in storage from the secure storage area to the unsecure and open area (no roof), until such

time of the sale of the goods. The LESSOR takes no responsibility for damage or theft of the goods.

- The LESSOR shall be entitled to make deductions on the deposit or proceeds with the sale of the goods for arrear rental cost incurred and clearing of the unit, repair the damage and costs emanating from this process including penalties.
- Cost for email notice shall be R150 per e-mail, and for registered mail notice shall be R500 per registered mail.
- The LESSEE shall be liable for all legal costs.

Domicillium

Domicillium citandi et executandi of the LESSEE will be at the address given on the front page and any notice in terms of this agreement addressed thereto will be deemed to have been received by the LESSEE on the 7th day of posting by prepaid registered mail. Alternatively, if delivered by hand, the date of delivery will be the date of receipt thereof. It is the responsibility of the LESSEE to give the LESSOR written notice by email of change of address (Domicillium citandi et executandi) within 7 days thereof. The LESSEE must ensure that the LESSOR confirms the change of address by an acknowledgement email, to be kept by the LESSEE as proof.

The Domicillium citandi et executandi of the LESSOR is as follow:

122 Bronberg Estate
Olympus Ave
Faerie Glen
Pretoria East

By signing this document, the LESSEE agrees that he read the content, and understand fully the content of this agreement, with specific reference to paragraphs **Rental & Breach**.

Signed at _____ on this _____ day of the month _____ of the year _____.

PRINT NAME

SIGNATURE (For and on behalf of LESSEE)

PRINT NAME

SIGNATURE (For and on behalf of LESSOR)

PRINT NAME of Witness

SIGNATURE (Witness)

Annexure A (Only to be filled in if you require us to get you insurance quotes)

Details of main item to be insured

Item:	
Make:	
Model:	
Description:	
Value:	

Details of additional items to be insured

List:	Description:	Value:

Please e-mail this together with the contract to storage@gmail.co.za

Annexure B: Prohibited items

1. toxic, pollutants or contaminated goods
2. firearms, munitions or explosives
3. radioactive materials
4. hazardous goods
5. living plants or animals
6. food or perishable goods
7. cash and securities
8. illegal goods
9. waste