

RENTAL TERMS AND CONDITIONS

Total payments due before moving in to the premises		
1	Rent	R 4,000
2	Damages Deposit	R 4,000
3	Utilities Deposit	R 1,000
4	Lease Fee*(applicable for lease amendments)	R 500

Monetary Consideration:

- Once your application has been approved and you wish to formally reserve the property, you will need to pay the damages deposit (2) to take the property off the rental market.
- The lease will then be populated with the tenant's details and will be forwarded to the tenant to peruse. If the tenant is ready to sign, the balance of the deposit (3) must be paid on signing of the lease.
- If, however, the tenant wishes to make changes to the lease, only then will a lease fee (4)* be payable to cover the landlords costs of sourcing legal advice for proposed amendments.
- The first month's rent (1) is due and payable before moving into the premises.
- The keys will be handed over on commencement of the lease and only once all the above payments (1-4) have been paid and cleared through the landlord's bank account.

Attachments required for lease application:

- ID document, a colour photo copy will need to be taken of this as well as presentation of the ID book. Premises will not be considered without the original ID book being presented.
- 2 months of most recent pay slips of income.
- 3 month's bank statements of active main account.
- If self-employed, most current assessment tax return or latest audited financial statements.
- To comply with the requirements of "FICA" we require proof of your present Residency

Acceptance

- The Applicant(s) accept that the lease agreement may not be altered without the prior approval of the landlord. It is common practise to be charged a lease agreement / admin fee for the paperwork, however this fee is waived if there are no changes to the standard lease agreement.
- Should the Applicant(s) however wish to make changes to the standard lease agreement, then the lease fee*(4) will apply. This fee is irrevocable and does not guarantee the requested amendments will be approved, but fair consideration will be applied.
- If the applicant(s) and Landlord are not able to reach consensus on the lease terms and conditions, then the tenant forfeits the right to rent and occupy the property.
- The Applicant or Applicants acknowledge that the application form and these "Rental Terms & Conditions" will form part of the lease agreement. **If any information is found to be incorrect, the application will be rejected and any subsequent rental agreement may become null and void. False and misleading statements will be sufficient reason for immediate cancellation of the agreement, eviction and payment of penalty fees.** The Applicant(s) further declares that the details furnished on all pages of the application are to the best of their knowledge and belief, **correct and complete** and that, I/we have not failed to provide any information which, if the Landlord had known such information, would have not allowed the application to be successful and that if their application is approved, they accept full responsibility for payment of the rent in advance on or before the 1st day of each calendar month from date of occupation as per the lease agreement.
- The Applicant(s) hereby confirm and accept that in the event of their failure to assume tenancy of this property after reserving the property, they shall forfeit the "Damages Deposit" (4) to cover lost opportunity costs of other tenants / lost rental income for the month, re-advertising costs and all costs incurred in finalizing the application, including the cost of a written agreement of lease having been prepared pursuant to their accepting the application.