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LEASE AGREEMENT
FOLA RAYMOND CONSULTANTS
(PTY)

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Valley Rez

RESIDENTIAL LEASE AGREEMENT

BASIC CONDITIONS

1. THE PARTIES IN THIS AGREEMENT ARE:

A) VALLEY REZ' ACCOMMODATION

AND

B) _____

Tenant's full name and Surname

Tenant's ID number

In this lease the term "Landlord" refers to either the agent /caretaker / office administrator.

2. PREMISES TO BE RENTED

Address: _____

3. TERM

The landlord hereby leases to the tenant the premises described above for a term of 6 or 12 months only, from: _____ to _____.

4. RENT

4.1 The monthly rent is R _____, including electricity and water.

Furniture is optional; new furniture is R250 per month and used is R150 per month.

Total rental amount per month is R _____.

4.2 The rent is payable on the 1st of each month.

4.3 Failure to pay rent by the 3rd of the month will resort in a R200 late fine.

4.4 Failure to pay rent by the 5th will lead to restricted room access.

4.5 Failure to pay rent before the 15th day will lead to termination of lease and deposit forfeited.

5. NUMBER OF PERSONS

- 6.1 A room shall be occupied by no more than _____ person(s), unless prior written consent from the Landlord.
- 6.2 The tenant shall not sublet or assign the lease premises or any portion thereof without the prior written consent of the Landlord.
- 6.4 Visitors are not allowed to sleep over for more than 7 days in a month, any tenant that has a visitor over 7 days will incur a fee of R500 added to their rent. Failure to pay this amount will lead to cancellation of any future sleep over until payment has been made.**

6. USE OF PROPERTY

- 6.1 Cooking is forbidden in the rooms. Please use designated kitchen for all cooking, excluding the bachelors.
- 6.2 **No parties are allowed on the premises.**
- 6.3 No more than 2 visitors per tenant are allowed on the premises after 8pm / no group gatherings or group get togethers allowed.
- 6.4 No excessive noise making after 8pm, tenants that violate the excessive noise rule and are found disturbing the house or fellow neighbours will be found in breach of contract and their lease will be terminated.
- 6.5 Drug dealing and usage are strictly prohibited and are grounds for immediate termination of the lease and institution of eviction and criminal proceedings.
- 6.6 No smoking is permitted inside the house (only in outside garden areas)
- 6.7 All security doors and room doors should remain locked at all times, the Landlord is not responsible for any lost, damaged or stolen items on the property.**

7. SUNDRY DUTIES OF THE LESSEE

The Lessee and all occupiers of the premises on the Lessee's behalf and any visitors of the Lessee or such occupiers shall:

- 7.1 Keep the premises clean, tidy and habitable.
- 7.2 Keep all noise at a respectable level, not to cause a nuisance to the neighbourhood or to your fellow tenants.
- 7.3 Refrain from interfering with electrical or plumbing installations or systems serving the premises such as the WiFi, DSTV and washing machine.
- 7.4 Take all reasonable measures to prevent blockage and obstructions from occurring in the drains, sewerage pipes and wasting water on the premises.
- 7.5 Tenants must obey all rules and regulations of Valley Rez and the security guard in charge, failure to do so could lead to termination of your lease –Please refer to all house rules and regulations posted on the notice board in each house.

8. LANDLORD'S DUTY TO MAINTAIN PREMISES

- 8.1 The Landlord shall maintain the premises in a decent, safe and sanitary condition.

9. SECURITY DEPOSIT

The Tenant must pay the Landlord a security deposit of R _____, which is refundable on the completion of the tenants lease. Under no circumstances will the deposit be refunded if the lease is not completed. Failure to complete your lease leads to forfeit of deposit, unless the tenant can find a (student) replacement to complete the lease. A replacement must be found before the rent is due.

- 9.1.1 Failure to complete your lease agreement will lead to a R2500 fine for bridge-of-contract. Failure to pay the R2500 fine will resort in legal action to blacklist the tenant for outstanding payments
- 9.1.2 The Landlord may retain part of the security deposit to pay for any damages to the premises beyond normal wear and tear for which the Tenant is found responsible.
- 9.1.3 A 30 days-notice must be given to the Landlord before the completion of your lease agreement, failure to do so will result in loss of deposit.
For example: If you sign a 1 year lease agreement, only at the completion of 1 year will your deposit be refunded. Under no circumstances will your deposit be refunded before the end of your lease agreement.
- 9.1.4 Premature termination of the lease agreement , will lead to forfeit of deposit
- 9.1.5 Under no circumstances can your deposit be used to pay rent.
- 9.1.6 Failure to give a 30 day notice before the completion of your lease will mean your contract will automatically renewed for 6 months and the original terms and conditions will still apply.

10. TIMELY DEPARTURE

When the Tenant vacates the premises after giving proper notice, he/she shall leave on the day specified, remove all personal belongings, and leave the premises clean, after which the deposit will be paid.

11. SHARING

- 11.1.1 No sharing is allowed except if prior arrangements are made with the Landlord.
- 11.1.2 An additional fee of R500.00 is paid for sharing, per month.
- 11.1.3 When 2 tenant are sharing and 1 moves out, the tenant left is responsible for the full payment of the rent, excluding the R500 or to find a replacement. Failure to do the above will lead to termination of the lease and deposit forfeited.

12. RENT INCREASE

The Landlord may increase the monthly rent at or after the expiration of the original term of this lease by providing the Tenant with notice prior to the next rent due date. The Tenant then has the option to vacate the premises or to remain at the new rental rate. Different agencies have different advertising and administration costs, all admin cost are none refundable.

13. TENANTS DWELLING IN THE FULL PACKAGED HOUSE

- 13.1 Sharing is an additional R500 that will be added to your monthly rent.
- 13.2 Wifi availability is not guaranteed in all the rooms alternatively use the hotspot area in the house.
- 13.3 All visitors need to sign in with the security guard, failure to do so, your “visitor” will be permanently banned from the premises.
- 13.4 Visitors are only allowed a maximum of 7 days sleepover, if it exceeds 7 days, an additional R500 will be added to your monthly rent . Failure to pay this amount will lead to cancellation of any future sleep over until payment has been made
- 13.5 All tenants are responsible for all the appliances that are provided for them in the house, such as the television, fridge, microwave & washing machine. Wifi router should not be tampered with. All tenants will be liable for the repair if damaged.
- 13.6 All individual furniture needs to be kept up to standard, such as the study-desk, chair, beds and cubboards. Any damages will be repaired and funds will be removed from your deposit to do so.

DECLARATION:

I _____ fully acknowledge and agree to the terms and conditions of the full package house.

Signature

Date

14.DISCLOSURE

a) Tenants name:

Tenants cell no:

b) Tenants name

Tenants cell no:

a) Parent / Guardian's name

Parent / Guardian's cell no

b) Parents / Guardian's name

Parent / Guardian's cell no

15.ADDITIONAL CLAUSES

I _____
agree that if I do not pay rent on or before the agreed date (5th of every month), access to my room will be restricted until payment is made in full and if repeated, I will be evicted from the premises with immediate effect.

Signature

Date

Therefore we, the undersigned, agree to be bound by all the terms of this agreement:

Owner/Caretaker/Agent signature:

a) Date:

b) Witness:

a) Tenant's signature:

b) Date:

c) Witness:

BANKING DETAILS:

First National Bank (FNB)

Account Name: Fola Raymond Consultants Pty

Account No: 62388242241

Branch Code: 250655

PLEASE USE YOUR ROOM NUMBER & FIRST NAME AS REFERENCE.