



Tenant Agreement

Between

and

Q'neb Property Management

The Lease Agreement will commence from ...01 JULY 2023... – Until a **One (1) month notice is given by any party seeking to end the lease.** The tenant will occupy **Unit 1**, a two bedroom unit with bathroom, and open lounge of the main house at 09 Connaught Rd, KWT.

The lease agreement will commence on the ...01 JULY 2023 – 30 June 2024...

4800 ~~4400~~

The monthly rent shall be ~~R4900.00~~ ⁴⁸⁰⁰, which is to be paid by means of cash/ef to on the 1st of every month, latest the 3rd of the month. Default of rent payment would not be acceptable. The amount is inclusive of services excluding electricity.

- 4800 ~~4400~~
1. The tenant must show **precaution** when it comes to water usage.
 2. The tenant shall deposit a sum of **R4900.00** to the landlord as a security deposit before occupation. This amount shall always have a liquid status in the landlord's bank account and shall be returned after the tenant moves out and this contract expires or terminates.
 3. The landlord is authorized to deduct appropriate amount from the deposit for **painting** when the tenant is vacating the unit and for **any damages to the property caused by the tenant**.

NB# Depreciation and conventional wear of the property is not deemed to be damage.

4. In cases where the tenant does not pay the rent within five days after beginning of the month, the contract will be terminated, and tenant vacate.
5. The landlord cannot question the tenant's hours of work, and personal issues. The landlord does not have any right of ownership over any of the tenant's assets neither the tenant has no right of ownership of the property he/she is renting.
6. If there are any maintenance problems in the property, the tenant **MUST** inform the landlord, unless damages are inside, and the tenant will change it and replace with the exact type. The owner must be informed of that.
7. **No alterations** should be done in the property by the tenant.
8. The landlord must at all times respond to any queries from the tenant.

N.M T.C

This agreement is legally binding and will also have legal effects as a result of breach on both parties. This agreement shall be governed by all the laws of the land and any decision by the court shall be enforced upon the transaction and any person or entity, party to the contract.

Signatures

Landlord

Signature: _____

Date: 15 June 2023

Tenant

Name:

Signature: 

Date: 15 June 2023



ANNEXURE A

Tenant rules

The following Rules have been formulated in the general interest of all residents and for the preservation of each development. The privacy of every tenant should be always respected. Any loud noise or disturbance caused by a tenant or visitor is considered a contravention of the lease agreement. All tenants should act neighbourly and be considerate of others.

1. Appearance

- A tenant shall not place or do anything on anything on any part of the common property,
- A tenant must take every precaution against a fire risk and will be held responsible for the cost of repairing any damage incurred.

2. Damage, alterations, or additions to the common property

- A tenant shall not paint any outside wall of the unit.
- No alteration on the property should be done at any given time.
- A tenant should not conduct any garden and/ or landscaping on common areas.

3. Maintenance

- All tenants are responsible for keeping their units in a state of good repair.
- Interior repair and maintenance are the responsibility of the tenant.
- A tenant who fails to repair and maintenance their unit in a state of good repair or to maintain an area of the common property allocated. A notice will be given for failing to adhere.

4. Overcrowding of units

- No tenant is allowed to accommodate more persons in their unit than the reasonable number anticipated in the design of the unit.
- In terms of the above, the maximum number of persons residing in a unit at any one time is restricted to two (2) per bedroom.

5. Running a business

- No tenant is allowed to run a business from their unit or the yard. The unit is to be used **ONLY** for residential purposes only.
- No door-to-door canvassing and / or selling is permitted.

6. Laundry

- Washing is to be hung out to dry in the drying areas provided on the common property.
- Any washing hung out to dry is the sole risk of the tenant.

7. Refuse disposal

- The Municipality will collect refuse from the collection point outside the premises.

- All tenants must take arrangements for the disposal of any items that the municipality will not remove.
- All tenants are responsible for ensuring that they dispose of their refuse at these facilities in securely tied plastic bags.
- Each tenant shall always keep the leased premises neat and tidy and free from refuse, domestic or otherwise.
- Littering is strictly prohibited.

8. Signs and notices

- No tenants shall place any sign, notice, billboard, or advertisement of any kind whatsoever on any part of the common property of a unit to be visible from outside unit.

9. Pets

- NO pets are allowed.

10. Noise/Music

- Strictly no loud music is allowed on the premises. Noise should be at minimum level.

11. Parking

- All tenants must park on his/her designated parking area. Only one car is allowed inside the yard for each tenant. Consideration must be given to other tenants.