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## **Tenant Agreement**

### **Q'neb Property Management**

The Lease Agreement will commence from **01 July 2025 to 30 June 2026**. One (1) month notice should be given by any party seeking to end the lease. The tenant will occupy **Unit 2**, a two-bedroom unit with a bathroom, and the open lounge of the main house at 09 Connaught Rd, KWT.

The monthly rent shall be **R5100.00**, which is to be paid by means of cash/EFT to on the **3<sup>rd</sup> of every month**. Default of rent payment would not be acceptable. The amount is inclusive of services, excluding electricity.

1. The tenant must show **precautions** when it comes to water usage.
2. The tenant shall deposit a sum of **R5100.00** 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 an 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 the beginning of the month, the contract will be terminated, and the tenant will 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 made to the property by the tenant.
8. The landlord must at all times respond to any queries from the tenant.

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**

**Signature:** \_\_\_\_\_

**Date:** 01 July 2025

*Tenant*

**Name:**

**Signature..**

**Date:** 02 July 2025