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## **Tenant Agreement**

*Between*

*and*

**Q'neb Property Management**

The Lease Agreement will commence from 01 February 2025 – Until a **One (1) month notice is given by any party seeking to end the lease.** The tenant will occupy **Unit 5**, a one bedroom unit with bathroom, and open plan lounge and kitchen at 09 Alexander Rd, KWT.

The monthly rent shall be **R4000.00**, which is to be paid by means of transfer/eft to the bank account of **Q'neb Property Management** on the **1<sup>st</sup>** of every month.

Default of rent payment would not be acceptable. The amount is inclusive of municipal services excluding electricity.

1. The tenant must show **precautions** when it comes to water usage.
2. The tenant shall deposit a sum of **R4000.00** 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. It must be noted that all the defects in the unit would be fixed from deposit before vacation.
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**. It should be noted that a reasonable amount of paint is a 20-litre size and labor costs.

*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. Waste must be taken out of the yard for municipal collection on the day of collection (every Fridays).
7. No litter should be disposed carelessly in the yard.
8. 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.
9. **No alterations** should be made to the property by the tenant.
10. The landlord must always respond to any queries from the tenant.

This agreement is legally binding and will also have legal effects because 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*

Date: 21/01/2025

*Tenant*

**Name:**

Date: 23/01/2025