

LEASE AGREEMENT FOR A RESIDENTIAL PROPERTY

The Landlord and the Tenant agree to be bound by the terms of the Schedule below ("**the Schedule**") and the General Terms and Conditions of Lease attached hereto.

All annexures to this Lease Agreement shall be deemed to be incorporated in and form part hereof.

THE SCHEDULE

1. THE PREMISES

Property Address: **No 75 ST SWITHINS AVENUE, MELVILLE, AUCKLAND PARK, JOHANNESBURG.**

2. THE LANDLORD

Full Name: **ITASHINDA (PTY) LTD**

Registration Number: **2017/275862/07**

3. THE TENANT(ROOM 4)

Full Name: _____

Identity / Passport / Registration Number: _____

4. DURATION

This lease period shall be **2 (Two)** months.

This lease will commence on _____ / _____ / _____ (the commencement date).

This lease will terminate on _____ / _____ / _____ (the expiry date).

5. RENTAL

The initial Rental payable for the premises will be: **R4 750.00 (Four Thousand Seven Hundred and Fifty Rand)**, per month.

6. DEPOSIT

The Deposit payable in terms of the lease shall be as follows:

Rental Deposit: **R4 750.00 (Four Thousand, Seven Hundred and Fifty Rand)**

Total Deposit: R5 000.00 (Five Thousand Rand)



7. LANDLORDS BANK DETAILS

Account name: _____
 Bank: _____
 Account No: _____
 Branch Code: _____

8. INGOING INSPECTION DATE

The parties agree to conduct a joint inspection of the Premises on: _____

(This date must be on or before the Tenant takes occupation of the Premises).

9. GENERAL

9.1 The Tenant was introduced to the Premises as a result of direct marketing. YES

NO

9.2 The maximum number of occupants permitted to reside on the Premises is: _____

10. ANNEXURES

The following Annexures are applicable to this Agreement: The General Terms and Conditions of Lease marked Annexure "A" Code of Conduct for tenants marked Annexure "B" and a Deed of Surety marked Annexure "C".

11. IRREVOCABILITY OF OFFER TO RENT

This offer to lease is irrevocable and may not be withdrawn until 22h00 on _____ 20 _____ (whereafter it shall have lapsed) and is binding upon acceptance at any time prior thereto irrespective of notification of acceptance to the Tenant. Any counter offer made by the Landlord shall not be deemed to be a refusal of this offer and this offer shall remain irrevocable until the expiry period stated above.

SIGNED at _____ on this ____ day of _____ 2020 in the presence of the undersigned witnesses

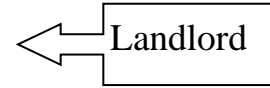
Witnesses:

1 _____

2 _____

(Signatures of witnesses)

(Signature of Landlord)



The Tenant warrants that this agreement is written in plain and understandable language and that he has had adequate time to read and understand this agreement. (TICK BOX IF IN AGREEMENT)

SIGNED at _____ on this ____ day of _____ 2020 in the presence of the undersigned witnesses

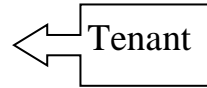
Witnesses:

1 _____

2 _____

(Signatures of witnesses)

(Signature of Tenant)



Annexure A

GENERAL TERMS & CONDITIONS OF LEASE**1 CONSUMER PROTECTION ACT NOTICE**

1.1 This Lease Agreement shall be subject to the CPA if the following below criteria are met:

- 1.1.1 the period is for a fixed term;
- 1.1.2 the Landlord and Tenant are both not Juristic persons;
- 1.1.3 the Landlord is leasing the premises in the ordinary course of the Landlord's business;
- 1.1.4 the Tenant is not a juristic person with an annual turnover or asset value of over R2, 000, 000.00.

2 LEASE

The Landlord leases the Premises to the Tenant together with the dwelling and outbuildings including fixtures and fittings on the terms and conditions set out in this Lease.

3 DIRECT MARKETING AND COOLING OFF

3.1 Should the CPA be applicable and this agreement have been concluded as a result of direct marketing, the Tenant may cancel this agreement by providing the Landlord written notice to that effect within 5 business days after this agreement has been entered into.

4 DURATION

4.1 The lease shall be for the lease period as set out in the Schedule.

4.2 Should the Landlord fail to provide vacant occupation of the Premises on the commencement date for any reason other than his gross negligence, the Landlord will not be liable for any damages suffered by the Tenant.

**5 REVOCABLE RIGHT OF RENEWAL**

5.1 Provided the Tenant is not in breach of any provision herein, he is granted a revocable right to renew this agreement on the same terms and conditions in this agreement by way of **1 (One)** month notice before the termination date.

5.2 The Landlord may at any time prior to the Tenant exercising the option, revoke same by way of written notice to the Tenant.

5.3 Should the Tenant's right to renew not have been revoked, he may exercise his right by giving written notice to the Landlord at any time prior to 40 days before the expiry date of this agreement, failing which the right to renew shall lapse. In the event of the right to renew not being exercised, this agreement shall, subject to clause 5.4 and 6 below, terminate on the expiry date.

5.4 If upon expiration of the lease the Tenant remains in the Premises with the express consent of the Landlord, the parties are deemed, to have entered into a month to month lease, on the same terms and conditions contained herein. At least 1 calendar month written notice must be given by either party to terminate the lease agreement.

6 TERMINATION OF AGREEMENT UPON EXPIRY OF FIXED PERIOD

6.1 This clause shall apply in the event of the CPA being applicable to this lease and is subject to the Tenant not having exercised the revocable right to renew in clause 5 of this agreement, alternatively subject to the aforesaid right not having been revoked by the Landlord.

6.2 Between 40 and 80 days prior to the expiry date, the Landlord may provide the Tenant with written notice setting out one of the following options:

- 6.2.1 Confirmation of the expiry date and notice that the Landlord does not wish to renew the lease and that the Tenant must vacate the Premises on the expiry date;

6.2.2 Any material changes that will apply to an extension of the lease agreement between the parties should both parties wish this agreement to be extended past the expiry date; or

6.2.3 That should the Tenant wish to remain in occupation of the Property it shall be on a month to month basis after the expiry date and any further material changes that will apply to this extension.

6.3 The Tenant is obliged to inform the Landlord within 10 days of receipt of the notice whether he accepts the new terms proposed by the Landlord or wishes to vacate the Property on the expiry date.

6.4 Should the Tenant not respond as per clause 6.3 it shall be deemed that the Tenant wishes to continue the Agreement on the new terms proposed by the Landlord on a month to month basis.

7 **RENTAL**

7.1 The initial amount of rental payable is as set out in the Schedule.

7.2 All rentals payable in terms of this lease are payable in advance on the first day of each month without any deduction or set-off directly into the Landlord's banking account as set out in the Schedule.

7.3 The Landlord must furnish the Tenant with a monthly statement showing all charges and receipts.

7.4 The rental in terms of this agreement shall increase after every 12 months at a rate of 10 %.

7.5 The Tenant shall pay a late payment fee of **R500.00 (Five Hundred Rand)** on rentals received after the 7th day of a month.

7.6 The Tenant will be liable for interest on overdue amounts payable in terms of this agreement at the rate of 15,5% from the date that such amounts became due until they are paid.

7.7 Payments received will first be allocated to legal costs and interest and thereafter to outstanding rental.

7.8 The Tenant acknowledges that cash payments, shall be liable for cash handling fees that may be incurred.

8 **DEPOSIT**

8.1 Immediately upon entering into this agreement the Tenant shall pay to the Landlord the deposit as set out in the Schedule and the first month's rental.

8.2 Should the Tenant fail to pay the deposit and first month's rent, the Tenant will not be allowed access to the Premises until the deposit and rental has been paid to the Landlord. The Landlord shall be entitled to immediately cancel this agreement by delivering a notice to that effect to the Tenant.

8.3 The Landlord is obliged to invest an amount equal to the deposit in an interest bearing account.

8.4 The Tenant may not under any circumstance withhold payment of the rent or any portion thereof for the final month and set off such rent against the deposit paid by the Tenant.

8.5 If during this agreement the rental increases, or a portion of the deposit is utilised pursuant to the terms of this agreement, the Landlord shall be entitled to request that the Tenant top up the original deposit.

8.6 Nothing contained in this agreement shall be deemed to limit the amount which the Landlord may be entitled to recover from the Tenant.

8.7 The deposit shall be refunded to the Tenant in accordance with the provisions of the Rental Housing Act 50 of 1999.

9 **DEFECTS, INSPECTION AND RETURN OF DEPOSIT**

9.1 In accordance with section 5 (3) (e) of the Rental Housing Act 50 of 1999, the parties or their representatives must jointly, prior to the Tenant taking occupation of the Premises, inspect the Premises in order to:

9.1.1 list all material defects to the Premises (that may make the Premises uninhabitable);

9.1.2 indicate on such list the existence of any defects or damage therein merely to record same; and

9.1.3 attach such list to this agreement. Any items internally or externally on the Premises which are not listed on the list set out above are acknowledged by the parties to be in good working order and condition.

9.2 At the expiration of this lease the parties or their representatives must arrange a joint inspection of the Premises within 3 days prior to such expiration in order to determine if there was any damage caused to the Premises during the Tenant's occupation thereof.

- 9.3 On the expiration of the lease agreement, the Landlord may use such deposit and interest towards the payment of amounts for which the Tenant is liable in terms of this agreement including the reasonable cost of repairing damage to the Premises during the lease period and the cost of replacing lost keys.
- 9.4 The balance of the deposit and interest, if any, must be refunded to the Tenant by the Landlord not later than 14 days after restoration of the Premises to the Landlord as per section 5 of the Rental Housing Act 50 of 1999.
- 9.5 Should no amounts be due and owing to the Landlord in terms of the lease, the deposit, together with the accrued interest, must be refunded by the Landlord, without any deduction or set-off, within 7 days of expiration of this lease.
- 9.6 Failure by the Landlord to inspect the Premises in the presence of the Tenant as contemplated in clause 9.1 or 9.2 above is deemed to be an acknowledgement by the Landlord that the Premises are in a good and proper state of repair, and the Landlord will have no further claim against the Tenant who must then be refunded, in terms of this clause, the full deposit plus interest by the Landlord.
- 9.7 Should the Tenant fail to respond to the Landlord's request for an out-going inspection as contemplated in clause 9.2, the Landlord must, on expiration of the lease, inspect the Premises within 7 days from the expiration of the agreement in order to assess any damages or loss which occurred during the period of occupation.
- 9.8 The Landlord may in the circumstances contemplated in clause 9.7, without detracting from any other right or remedy of the Landlord, deduct from the Tenant's deposit and interest all amounts for which the Tenant is liable in terms of this agreement including the reasonable cost of repairing damage to the Premises and the cost of replacing lost keys.
- 9.9 The balance of the deposit and interest, if any, after deduction of the amounts contemplated in paragraphs 9.8, must be refunded to the Tenant by the Landlord not later than 21 days after expiration of the lease.
- 9.10 The relevant receipts which indicate the costs incurred, as contemplated in this clause, must be made available to the Tenant upon request.
- 9.11 Should the Tenant vacate the Premises before expiration of the lease agreement, without notice to the Landlord, the lease is deemed to have expired on the date that the Landlord established that the Tenant had vacated the Premises but in such event the Landlord retains all his or her rights arising from the Tenant's breach of the lease agreement.

10 **RATES AND TAXES/BODY CORPORATE SERVICE CHARGES**

- 10.1 The Landlord shall be liable for the payment of the rates and taxes, body corporate and home owner's association levies (where applicable).
- 10.2 The Landlord shall from commencement date be liable for payment of the charges relating to refuse removal, sewerage service, water, wifi and electricity.

11 **OBLIGATIONS AND RIGHTS OF THE TENANT**

The Tenant:

- 11.1 shall keep the entire Premises in a clean and tidy condition;
- 11.2 shall only use the Premises for residential purposes;
- 11.3 acknowledges that the Premises are let subject to the title deed conditions of the Premises and subject to the town planning scheme and/or regulations of the local government and/or laws, ordinances or regulations of other authorities which may be applicable;
- 11.4 acknowledges that if the Premises forms part of a home owners association, or a share block scheme, or a sectional title scheme per the Sectional Titles Act 95 of 1986, the Premises are let subject to any rules relating to the aforementioned;
- 11.5 shall be liable for fines levied by a body corporate or homeowners if imposed due to the conduct of the Tenant;
- 11.6 shall not cause or permit any nuisance on the Premises;
- 11.7 shall not hang washing on any windows or balconies (in the case of a sectional unit), or do anything else which causes the Premises to appear unsightly;
- 11.8 acknowledges that he has inspected the Premises and has found them suitable for the purpose for which they are let;
- 11.9 shall have no claim against the Landlord if the Premises become unsuitable for the purpose for which they are let, save for instances resulting from gross negligence and/or intentional conduct of the Landlord or a breach of this agreement by the Landlord;

- 11.10 acknowledges that all goods brought onto the Premises by the Tenant are at the risk of the Tenant without the Landlord incurring any responsibility relating thereto save in instances of gross negligence and/or intentional conduct by the Landlord; and
- 11.11 acknowledges that the Landlord shall not be liable for any loss sustained by the Tenant by reason of any burglary or fire or any reason whatsoever on the Premises save in instances of gross negligence and/or intentional conduct by the Landlord.

12 **MAINTENANCE AND REPAIRS TO THE PREMISES**

- 12.1 The Tenant shall be responsible for the care and maintenance of the Premises during the lease period and at expiration date deliver the Premises to the Landlord in the same good order and condition as at the commencement date, fair wear and tear accepted.
- 12.2 Maintenance of the Premises shall include but not be restricted to the maintenance of all doors, windows, locks, replacement of keys, remote controls, electric light fittings and connections, taps, drains, gutters, sewerage and other fixtures, fittings, furnishings or equipment on the Premises.
- 12.3 The Tenant shall repair at the Tenant's own cost any damage or breakages as and when such damage or breakages occur, save insofar as such damage or breakages result from the grossly negligent / intentional conduct of the Landlord.
- 12.4 The Landlord or its representative shall be entitled at any time to repair any damage or breakages and recover the actual costs of doing so from the Tenant.
- 12.5 The Tenant shall take good care of the garden on the Premises (if applicable), including all lawns, plants, shrubs, trees, and hedges, replacing all such as may die or be damaged, carry out any such gardening related activities as may reasonably be required, and supply all substances necessary for these purposes. The Tenant shall not cut down, remove or destroy any trees or shrubs without prior written consent of the Landlord.
- 12.6 In the event of a swimming pool or tennis court or any other amenity being on the Premises the Tenant shall maintain and keep same clean and in proper working order.
- 12.7 The Tenant shall not interfere with the electrical appliances, installation or wiring on the Premises without the Landlord's prior written consent. Any damage in this regard shall immediately be repaired by the Tenant. The Tenant shall at the Tenant's cost keep all such electrical appliances, installations and wiring on the Premises in good order and condition, fair wear and tear accepted.
- 12.8 The Tenant shall have no claim against the Landlord for damages or otherwise arising from the total or partial failure in the supply of electric current, water, gas or other such services, nor shall the Tenant be entitled to any abatement of rent arising from such failure, save insofar as such total or partial failure in supply results from the grossly negligent and/or intentional conduct of the Landlord.
- 12.9 The defect list contained in the annexure to this agreement shall not create an obligation on the Landlord to repair the Premises or the goods concerned, the intention being that such notice will serve only to record the state of repair in which the Tenant took occupation of the Premises and the goods.
- 12.10 The Landlord shall keep the structure of the Premises and exterior walls/roof in good repair, but shall not be liable to the Tenant for any loss/damages whether direct or consequential of whatever nature or cause, which the Tenant may suffer, save for instances resulting from the grossly negligent and/or intentional conduct of the Landlord.
- 12.11 The Landlord shall remedy any major breakdown of any electrical, water or sewerage installation, unless such breakdown was caused by the negligence of the Tenant, in which event the Tenant shall be responsible for the necessary repair and the cost.
- 12.12 It is the obligation and duty of the Tenant to advise the Landlord as to the condition of the Premises and whether there is any maintenance that is required.
- 12.13 Should the Landlord fail to comply with the obligations herein, the Tenant may deliver to the Landlord at the domicilium address a written notice demanding the Landlord effect the necessary repairs to the property within 7 days. Should the Landlord not do so after the expiry of the 7 days, the Tenant may attend to the necessary repairs at the Tenant's own cost and claim reimbursement from the Landlord in the ordinary course, subject to the clause below.
- 12.14 The Tenant shall not be entitled to withhold, delay or set off payment due to the Landlord due to the Premises being in a defective condition or any particular repair not being effected by the Landlord.

- 12.15 If the Premises forms part of a sectional title scheme under the provisions of the Sectional Titles Act 95 of 1986, the Tenant shall not be obliged or entitled to maintain the Premises and/or the goods insofar as the obligation or right to do so is that of the body corporate or the sectional title scheme.

13 **INSURANCE**

- 13.1 The Landlord shall maintain a home owners insurance in respect of the Premises unless the Premises is sectional title and the insurance of the property is the responsibility of the body corporate.
- 13.2 The Tenant is responsible for the insurance of movables in the premises belonging to the Tenant.
- 13.3 The Tenant shall not use or permit the use of any object or carry on or permit the carrying on of any trade or process or keep or permit the keeping of any combustibles or hazardous goods in or on the Premises which may vitiate the Landlord's insurance policy or increase the premium payable.

14 **ALTERATIONS, ADDITIONS AND IMPROVEMENTS**

- 14.1 The Tenant shall not make any alterations, additions or improvements to the Premises or to any installations thereon whether structural or otherwise, or do or permit anything to be done that may damage the Premises, without the Landlord's prior written approval which must be signed by both parties and indicate what improvements, alterations or additions may / may not be removed by the Tenant upon expiry of this agreement.
- 14.2 In the absence of written approval as set out above, any alterations, additions or improvements made by the Tenant shall upon termination or cancellation of this agreement at the Landlord's option either be:
- 14.2.1 removed from the Premises by the Tenant leaving the property in the same condition as it was delivered, or
- 14.2.2 should the Landlord not require the removal thereof, they shall become the property of the Landlord and the Tenant shall be deemed to have waived any claims arising out of same and the Landlord shall not be required to compensate the Tenant in respect thereof.
- 14.3 Should the Tenant fail to comply with a demand in terms of 14.2.1 above, the Landlord shall be entitled, to have the relevant improvement and/or addition removed and to recover the costs thereof from the Tenant.
- 14.4 The Tenant shall not be entitled to be compensated for any improvements made to the Premises.

15 **OCCUPATION**

The Tenant may not without the Landlord's prior written consent, which shall not be unreasonably withheld, allow the Premises to remain unoccupied for any period exceeding 4 weeks.

16 **SUBLETTING AND CESSION**

- 16.1 The Tenant must personally occupy the Premises and may not allow any other person to reside in the Premises during this agreement subject to the below clause.
- 16.2 The Tenant may not cede or assign the rights and obligations of this agreement and may not sublet the Premises without the written permission of the Landlord. The granting or withholding of such permission is at the discretion of the Landlord.

17 **RIGHT OF INSPECTION AND CARRY ON OF WORKS**

The Landlord and/or its representatives may on reasonable notice to the Tenant enter the Premises in order to inspect same or attend to any repairs or maintenance to the Premises.

18 **NEW TENANTS / SALE OF PREMISES**

- 18.1 The Tenant shall allow prospective tenants and/or purchasers to enter and view the Premises during the last two months of the lease period.
- 18.2 If the Landlord sells the Premises before the termination date of this agreement, the Landlord may terminate this agreement by giving the Tenant two months written notice to vacate the Premises.

18.3 If the Landlord sells the Premises, he shall be entitled to cede and assign all the rights and obligations of this agreement to the new owner. The Landlord shall notify the Tenant of the intended change of ownership in writing.

19 **PARTIAL OR TOTAL DESTRUCTION**

19.1 If the Premises are destroyed or so damaged that beneficial occupation is no longer possible, this agreement shall terminate unless the parties agree in writing otherwise.

19.2 If the premises are significantly damaged through no fault of the Tenant, but can still be beneficially occupied, this lease agreement will remain in force and the Landlord shall repair the damage without undue delay. A reduction in rental may be agreed between parties in this circumstance.

20 **DEFAULT AND CANCELLATION**

20.1 In the event of a party breaching the terms of this agreement and thereafter failing to remedy its breach:

20.1.1 within 7 days after receipt of written notice from the other party calling upon him to rectify such breach, the other party shall be entitled to claim damages from the defaulting party in terms of this agreement, this includes either parties right to bring the claim before an applicable court;

20.1.2 furthermore, should the defaulting party fail to remedy it's breach within 20 days after receipt of written notice, the other party shall be entitled to cancel this agreement notwithstanding any steps already taken in terms of the other party's enforcement of his rights in terms of this agreement.

20.2 Should this agreement be cancelled for any reason whatsoever, the Tenant and any other person occupying the Premises, shall immediately vacate the Premises.

20.3 Should the Landlord cancel this agreement and the Tenant dispute the right to cancel and remain in occupation of the Premises, the Tenant shall, pending the determination of the dispute, continue to pay all amounts due in terms of this agreement on the due date and the Landlord shall be entitled to accept such payments without prejudice to the Landlord's claim for cancellation of this agreement. Upon the determination of the dispute the payments made in terms of this clause shall be deemed to be amounts paid by the Tenant on account of the holding over.

20.4 If the Consumer Protection Act is applicable to this agreement:

20.4.1 It is recorded that the Tenant is entitled to cancel this agreement upon providing to the Landlord, 20 business days written notice of his intention to cancel this agreement. In the event of this occurrence the Tenant shall be liable to the Landlord for a reasonable cancellation penalty.

20.4.2 The parties hereby agree that a reasonable cancellation penalty shall amount to not less than the agent's commission payable by the Landlord for the remaining months of this agreement that were not realised.

20.4.3 In the event of 21.4.1 above occurring, the Landlord undertakes to take all steps necessary to place a new tenant as soon as possible.

21 **COMPANIES, CLOSE CORPORATIONS AND TRUST**

21.1 If the Tenant is acting on behalf of a trust or a company or close corporation or for a company to be formed, then the signatory to the agreement shall be personally liable as Tenant if:

21.1.1 the company to be formed is not formed within 30 days of acceptance hereof by the Landlord; and/or

21.1.2 the company, trust or close corporation does not adopt or ratify this agreement within 30 days of acceptance and provide a copy of the signed resolution to the Landlord; and/or

21.1.3 If the Tenant is a trust and the signatory does not provide a copy of the trust deed and letters of authority on signature of the agreement.

21.2 The signatory on behalf of the Tenant binds himself as surety and co-principal debtor, jointly and severally in *solidum* for the due performance of the company, close corporation or trust for its obligations in terms of the lease and undertakes to sign such suretyships or guarantees which may be required by the Landlord.

22 **LEGAL PROCEEDINGS**

The defaulting party undertakes to pay on demand all expenses which the other party may incur arising out of any default, including tracing costs, collection commission at the ruling rate and all costs on the scale as between attorney and client. The unsuccessful party shall be fully liable for any costs relating to any Rental Housing Tribunal hearing or order.

23 **FURNISHED PREMISES (WHERE APPLICABLE)**

23.1 The Premises let are furnished by the Landlord.

23.2 The Landlord will furnish the Tenant with a comprehensive inventory list of furnishings in the Premises prior to occupation.

23.3 The Tenant must within 14 days after occupation sign and submit the inventory list to the Landlord noting anything defective or missing, failing which the inventory shall be deemed to have been handed over in good order.

23.4 At the termination of the agreement, the Tenant agrees to return the furnishings as per the inventory list to the Landlord in like condition, fair wear and tear accepted.

23.5 The Landlord shall be liable to insure the inventory as per the list and the Tenant agrees not to do anything that may affect the Landlord's insurance policy for the aforementioned items.

24 **FURTHER CONDITIONS**

25 **GENERAL**

25.1 The failure of either party to comply with any non-material provision of this lease agreement shall not excuse the other party from performing the obligations hereunder fully and timeously.

25.2 This agreement constitutes the whole agreement between the parties and no other agreements, representations or warranties of whatsoever nature have been made by the parties, save as are included herein.

25.3 The parties choose as their *domicilia citandi et executandi* (the address for service of documents and legal process) the physical addresses mentioned in the information sheet below. Notice required herein may be served via the e mail address nominated below.

25.4 Any notice served by hand shall be deemed to have been received on the day of delivery. Any notice sent by pre-paid registered post to a party's chosen *domicilium* address will be deemed to have been received within 5 days of dispatch of such notice. Any notice sent by way of email shall be deemed to be received on the day of successful transmission to the chosen email address in the schedule, provided that a successful delivery report is obtained for such notice. Notwithstanding anything to the contrary, a written notice or other communication actually received by a party shall be adequate written notice or communication to it notwithstanding that the notice was not sent or delivered to its chosen address.

25.5 The Tenant shall be liable for the cost of installation of all telephone lines and or telephones and shall be liable from the date of commencement of the agreement for the rental thereof as well as charges in respect of all calls made, whether or not the charges in respect of such calls are debited to the name of the Landlord.

25.6 Should there be more than one Tenant, the Tenants bind themselves, jointly and severally for their obligations in terms hereof.



INFORMATION SHEET – TENANT

FULL NAME: _____

ID / PASSPORT/ REGISTRATION NBR: _____ **EMAIL ADDRESS:** _____

PHYSICAL/POSTAL ADDRESS: _____

CELL NUMBER: _____

INFORMATION SHEET LANDLORD

FULL NAME: ITASHINDA (PTY) LTD

REGISTRATION NUMBER: 2017/275862/07

EMAIL ADDRESS: _____

PHYSICAL/POSTAL ADDRESS: _____

CELL NUMBER: _____

