

FUTURE PERFECT INVESTRA 55cc t/a
BASIE BOTHA EIENDOMME TRUST

2006/019914/23

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Posbus 18215 / 17 Ehmke str
NELSPRUIT
1200

TERMS & CONDITIONS

Dear Sir / Madam

Please note that you are responsible for your water and electricity accounts every month. If you do not receive an account please contact the relevant authority with the stand details found on the lease and/or relevant account numbers.

Water: Siilulumanzi	Electricity: Mbombela
Tel Number: 013 752 6839	Tel Number: 013 759 2025
Contact: Renthia / Shakira	Contact: Sue

Attached also please find a copy of the schedule for refuse removal.

On expiring of the lease agreement the deposit will be dealt with as follows:

It is the responsibility of the tenant to ensure the following:

1. Maintain the garden and pool during the lease period. All deposits will be withheld if you do not comply. Photo's of the garden were taken beforehand and will be compared afterward.
2. **All** problems/faults must be reported in **writing and faxed or e-mailed** to this office. Failure to report a fault which later causes further damage will result in you having to pay for all damage caused. We would like to prevent this.
3. That **all** rent is paid for the last month – no key deposit can be used as rent.
4. That the property is cleaned on time, this includes the floors, walls, carpets, cupboards, stove and windows. If you fail to do so, we will instruct professional cleaners to attend to the matter and bill you for the costs. Basic cleaning charge is R500.00 and garden services R250.00. This will be deducted from your deposit.
5. You must give the agent adequate notice to arrange for the inspection and handing over of the property, appointment to be scheduled for an empty house. Please remember that all tenants have to be out by the last day of the month and only move in the 1st day of the next month. This snowball affect has many frustrations. Do not be caught up in this! Do proper planning beforehand. Make adequate arrangements to vacate the property on time.
6. Both tenant and agent will jointly conduct an inspection of the property before handing it over to the new tenant.
7. Keep the keys and remotes and hand them over to the agent after the inspection. Lost keys and remotes will have to be replaced, by you.
8. Disconnect water and electricity accounts and pay in full. It is the Tenant's responsibility to prove by means of a final receipt for payment of water and electricity accounts. To ensure timeous payment of your key deposit take the water and electricity reading to the different service providers when paying final accounts. Should the agent need to settle the account on behalf of the tenant, an admin fee will be deducted from the deposit.

It is the responsibility of the Agent to ensure the following:

1. Inspect the property on an appointment basis. As many properties need to be inspected on the same day appointments need to be made to ensure everyone is protected. Please keep your appointment and ensure the property is empty.
2. Confirm that water and electricity bills are paid up to date. No key deposit will be paid out if any outstanding accounts have not been settled. According to the contract, the key deposit should be paid out **within 7 working** days after expiry of the lease agreement, see clause 6.4.2 page 5. **Kindly note this is only applicable if there are no damages, cleaning or garden services involved.**

All rental agencies are registered with the TPN (Tenant Profile Network). Please do not be a candidate for bad recommendations by paying your rental late, vacating and leaving the property in poor condition and not settling water and electricity accounts etc.

Kind regards

ERICA BOTHA
pp **BASIE BOTHA ESTATE AGENTS**

TENANT(S)