

Offer to rent a furnished room

General

You, the tenant(s), offer to rent a room from us, the landlord, on the terms below **and** our general terms and conditions of the lease in a separate document handed or sent to you, or on our website www.junctionroad.co.za on the Home page and the Prices page.

The terms include specific terms that apply to you, and general terms for all tenants.

A surety and/ or the other tenant in a double room renting together with you also agree to all these terms as if they are you.

If we accept your offer, it becomes a binding lease agreement between you and us. A lease agreement is a contract that holds you responsible to pay rent. If we do not accept your offer to rent, there is no agreement.

Please **sign in full on page 6** and **initial all other pages** for your offer to be valid.

You must pay an administration fee of R300 on acceptance by us of your offer.

1. Landlord information

Junction Road Properties (Pty) Ltd, 5a Junction Road, Salt River 7925, Cape Town

Phone number 082 446 2775 Postal: PO Box 187, Green Point, Cape Town, 8051

email address: info@junctionroad.co.za **Do not send lease applications by Whatsapp.**

2. Tenant information

Your surname _____

First name _____ middle name _____

Home phone number _____ cell phone _____

Email address _____

Nationality _____ **foreign nationals to attach valid visa**

Age _____

Date of birth _____

ID / passport number: _____ **attach or email a copy**

Street address where you are currently renting, or where you most recently paid rent –

_____ Post Code _____

The manager/ owner's name: _____

Their land line and/ or cell phone number: _____

Tenant's initials _____

2nd tenant's initials _____

Landlord's initials _____

Surety's initials* _____

Surety's initials * _____

Landlord's initials _____

Witness initials _____

Witness initials _____

Witness initials _____

(*If this applies)

Your occupation or your educational institution and course of study:

Your employer's name OR your surety's full name if you are not employed:

Your employer OR your surety's full South African address:

Surety's ID number _____ **attach / email copy of ID**

Surety's phone number: _____ email _____

Your OR your surety's income each month after ALL deductions: R_____

Note that we may ask for proof of income: employment contract or bank statements.

Your forwarding physical address where we can write to you after you move out:

3. Second tenant (*this applies only when 2 tenants rent a room together as a couple*)

Your surname _____

First name _____ middle name _____

Home phone number: _____ Cell number _____

Email address _____

Nationality _____ **foreign national to attach/ email visa**

Age _____

Date of birth: _____

ID or passport number: _____ **attach / email a copy**

Street address where you most recently paid rent -

Post Code _____

Manager / owner's name: _____

Their landline / cell phone number: _____

Your occupation or place of study & course: _____

Employer name or surety full name: _____

Employer or surety address: _____

Surety's ID number _____ **attach a copy of ID**

Surety phone number: _____ email: _____

Your or your surety's income each month after ALL deductions: R_____

Note that we may ask for proof of income: employment contract or bank statements.

Your forwarding physical address where we can write to you after you move out:

1st tenant initials _____ 2nd tenant initials _____ Landlord initials _____

Surety initials _____ Surety's initials * _____ Landlord initials _____

Witness initials _____ Witness initials _____ Witness initials _____

4. The Room you're renting

Room number _____ in the building (only if already known)

Building address: 5a Junction Rd, Salt River, Cape Town.

Single or double room: _____

All items of furniture in the room are shown on a list to be signed on the day of occupation and this same signed list will be used at the time of vacating the premises.

You (or a representative of yours) have seen this room and agree to rent it as it stands unless we have agreed to do certain repairs in the Special conditions clause below.

5. Lease term

Start date desired: _____ End date: _____

You agree to move out on the end date unless the lease has been properly extended according to these terms. **NB:** student leases automatically expire on 31 December each year. Student tenants must apply during November to return for a following year.

6. Rent (*for double rooms, see NB below and Terms & Conditions cl. 5*)

First tenant rent: R_____ each month

Second tenant rent (*double rooms only*): R_____ each month

Total rent: R_____ each month

You must pay the total rent without any deductions before or by the **first day of each month**. Failure to do so is a breach of the lease contract.

The rent includes electricity, water, gas for cooking, furniture and other items or contents on the list attached.

NB: 2 tenants together renting a double room on the same lease form, do so **jointly and severally**. This means we can hold **each of you** or the surety or both responsible for the **total rent** of a double room, eg, if the other tenant moves out, is evicted, or stops paying rent. This does not apply if sharing tenants individually rent a shared room.

7. Municipal and other charges to us (see cl 3 in the General Terms)

Included in your rent is a fair share of the cost of municipal and other charges for services provided: electricity, water, sewerage, refuse removal, gas, internet, etc.

8. Increases to rent and to municipal charges

- 1) Rent increases on 1st January each year or from the month following expiry month of your lease, at a fair market escalation, and published on www.junctionroad.co.za

1st tenant initials _____ 2nd tenant initials _____ Landlord initials _____

Surety initials _____ Surety's initials * _____ Landlord initials _____

Witness initials _____ Witness initials _____ Witness initials _____

- 2) We may also increase your share of charges if the amount we pay for these charges increases during the term of your lease. This applies to electricity, water consumption which includes sewerage, and to gas for cooking.

9. Tenant bank account details (first tenant) or surety bank details

Account name: _____
Bank: _____ Branch: _____
Account number: _____ savings current
Branch number: _____
Bank telephone number: _____

10. Credit references for the tenant or for the surety

Please fill in details of three companies you have had credit with, such as a bank, cell company, or retail store:

Company 1: _____
Contact name: _____ Tel: _____
Account number: _____
Company 2: _____
Contact name: _____ Tel: _____
Account number: _____
Company 3: _____
Contact name: _____ Tel: _____
Account number: _____

11. Car ownership

Do you own a motor car? (please tick) Yes No

Does the second tenant (if this applies) own a motor car? Yes No

12. Deposit for breakages and other losses

You must pay us a deposit equal to one month rent of your chosen room.

Deposit for this lease: R _____ (single room or total joint tenants' double room)

You must pay the deposit within 5 (five) days of us accepting your offer to rent or, if two or more equally acceptable offers are received, then immediately, to secure the room, and in any event before taking occupation, plus first month's rent before taking occupation.

If you do not pay your deposit on time, this lease will lapse as if we had never accepted your offer and you may not rent the room applied for.

1st tenant initials _____ 2nd tenant initials _____ Landlord initials _____
Surety initials _____ Surety's initials * _____ Landlord initials _____
Witness initials _____ Witness initials _____ Witness initials _____

(*If this applies)

13. Landlords' bank account details

You must pay all and any amounts due to us by you, by EFT to our bank account – our bank's cost to us for cash payments will be charged to you.

Bank: Nedbank
Account name: Junction Road Properties (Pty) Ltd
Account Number: 1021 292 958 (**choose current / cheque account**)
Branch: Salt River
Branch Code: 198765 **SWIFT** code NEDSZAJJ
Payment reference: Your name plus your room number

14. All special conditions

15. You give us permission to do credit checks on you (including on any surety)

You give us permission to check your credit record with any legal source of credit information, including TPN, Transunion, etc, and companies you list as credit references.

You also agree that we may share information about any default or breach of this lease with any credit reference company or your other creditors.

Important: we will reject any offer to rent that contains false information.

16. Payment of administration fee

Send proof that you have paid the R300 administration fee to info@junctionroad.co.za.

It can be paid together with the deposit.

17. We must accept your offer to rent before it expires.

Your offer to rent (this document) stays open for us to accept it for 5 (five) working days after the day of receipt by us of your fully completed and properly signed offer to rent.

We accept your offer by signing below. We may tell you about this by phone, by email, or by any other communication channel deemed valid by a competent South African court.

PLEASE NOTE: if we do not accept your offer to rent in this time, there is no lease agreement. We may extend the time period for acceptance by mutual agreement.

1st tenant initials _____ 2nd tenant initials _____ Landlord initials _____

Surety initials _____ Surety's initials * _____ Landlord initials _____

Witness initials _____ Witness initials _____ Witness initials _____

(*If this applies)

18. By signing this offer, you confirm that you –

have read, understood, and agree to all these specific terms, and the General terms of the lease including House Rules and you agree to sign the General terms including House Rules before occupation. These are available at our office or on www.junctionroad.co.za on the Home/About page and the Prices page.

If you are a foreign national, you must send a scan of your passport and valid visa.

Students must supply an official acceptance letter from their educational institute.

FULL SIGNATURES – (signature of 2nd tenant and signatures of sureties if applicable)

Tenant _____ 2nd tenant _____

Surety _____ Surety _____

Date _____ Date _____

Place _____ Place _____

Witness: _____ Witness: _____

Witness name: _____ Witness name: _____

Offer accepted by **Junction Road Properties (Pty) Ltd**

Director, authorised to accept the offer Witness

Date _____

Place _____

1st tenant initials _____ 2nd tenant initials _____ Landlord initials _____

Surety initials _____ Surety's initials * _____ Landlord initials _____

Witness initials _____ Witness initials _____ Witness initials _____

(*If this applies)