

OFFER TO RENT

1. BY: (THE TENANT)
- VAT REG. NO :
- TYPE OF BUSINESS:
C.C. / PTY (LTD) / SOLE PROP.
- COMPANY REG. NO.
- ADDRESS:
-
- TEL. NO.:
2. TO: (THE LANDLORD)
3. OFFER: To lease the undersigned premises upon the terms and conditions set out herein.
4. THE PREMISES:
5. AREA: m²
6. RENTAL: /month excl. VAT
7. ESCALATION: % per annum
8. LEASE PERIOD: Year(s)
9. INSTALLATION REQUIREMENTS:
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10. OPERATING COSTS: Rates:
Elect:
Security:
Elect Supply:
Water:
Refuse:
Sanitary Unit
11. COMMENCEMENT DATE:
12. a) USAGE:
12. b) WHAT PRODUCTS WILL BE
MANUFACTURED / STORED?

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12. c) ARE ANY FLAMMABLE MATERIALS USED?

12. d) IF YES, WHAT ARE THEY?

13. PARKING:

14. GUARANTEE:

15. BANKING DETAILS: BANK:

BRANCH:

ACCOUNT NO.:

16. SURETY: In the event of the Tenant as described above being a Company, Close Corporation or Trust, then the person who signs this offer to rent on behalf of said Tenant binds themselves as surety and co-principle debtor for the obligations of the Tenant which shall arise after acceptance by the Landlord of this offer to rent.

FULL NAMES: FULL NAMES:

I.D. NO.: I.D. NO.:

RESIDENTIAL RESIDENTIAL

ADDRESS: ADDRESS :

DO YOU OWN THE PROPERTY? IF NOT, LANDLORD'S DETAILS DO YOU OWN THE PROPERTY? IF NOT, LANDLORD'S DETAILS

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IN WHO'S NAME IS THE PROPERTY REGISTERED? IN WHO'S NAME IS THE PROPERTY REGISTERED?

.....

TEL. NO. : TEL. NO. :

17. ADDITIONAL CHARGES: a) In the event of assessment rates and/or any other Municipal charges being increased during the currency of this Lease, the Landlord shall be entitled to increase the rental payable by the Tenant with effect from the date upon which such increase shall become effective on the basis of a pro rata amount in relation to the lease premises and the property as a whole.

b) The Tenant shall pay for electricity consumed within the leased premises.

18. BREACH: Any breach by the Tenant after acceptance of the Offer by the Landlord shall entitle the Landlord without prejudice to any other rights either to cancel this Agreement, or sue for specific performance.

19. LEASE COSTS: The cost of **R400.00** for the preparation of the lease documentation and the Stamp Duty thereon shall be borne by the Tenant.

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20. DEPOSITS:
- a) A deposit equivalent to one month's rent shall be paid to the Landlord on signature by the Tenant.
 - b) A deposit of **R400.00** for electricity shall be paid in advance to the Landlord.

21. SIGNAGE: Before any signage is erected on the building it must first be approved in writing by the Landlord. The Landlord will not be liable for the cost of amending any signs that are erected without its written permission. These costs shall be born by the Tenant.

22. FIRE: The Tenant will be liable for the cost of any fire fighting equipment as required in the premises by the Local Authority.

23. SPECIAL CONDITIONS:

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24. TENANT CONTACT DETAILS: Contact Person Tel.#

Home tel.#

Cell#

Name & Surname of Next of Kin :

Address :

Contact tel no :

25. RENTAL PAYMENT: Any payment made after the 1st of the month shall attract interest at the overdraft rate of Nedbank at the time the funds are outstanding. Payments of rentals received after the 5th day of the month in respect of which the Rental is due, shall attract a collection fee. The Tenant shall on demand pay such fee to the Landlord.

26. AGREEMENT: This constitutes a firm and binding offer which shall remain binding if accepted by the Landlord and shall itself constitute a Lease Agreement until such a date as the Landlord's Lease Agreement is signed. Failing signature by the parties of the Landlord's Lease Agreement, this offer shall constitute a binding Lease Agreement which the Landlord may cancel at his discretion.

THUS DONE AT ON THIS DAY OF 20.....

SIGNED(TENANT)
Who declares he is authorized to make this offer.

THUS DONE AT ON THIS DAY OF 20.....

SIGNED(LANDLORD)
Who declares he is authorized to accept this offer.