

STUDENT ACCOMMODATION FIXED LEASE AGREEMENT BETWEEN

THEMBEKILE GLADYS DUBE, IDENTIFICATION NUMBER: 7408030411084 (THE LESSOR)

AND

FIRST NAME AND SURNAME(THE LESSEE)

LEASE SCHEDULE / AGREEMENT STATEMENT REGARDING RESIDENCE ACCOMMODATION:

STAND NO: 577 MSHOLOZI VILLAGE, WHITE RIVER, 1240

I, (FULL NAMES AND SURNAME) _____ WITH
IDENTIFICATION NUMBER _____ AND STUDENT
NUMBER _____ INSTRUCTIONAL PROGRAMME _____,
ACADEMIC YEAR _____, ASSISTED BY MY
PARENT / GUARDIAN _____, CONFIRM THAT I WILL BE
RESIDING IN THE THEMBEKILE GLADYS DUBE RESIDENCE ROOM NO: _____, DURING (YEAR)
_____ RENT R.....

MY E-MAIL _____ AND CELL NR _____ MY
PARENT / GUARDIAN'S E-MAIL _____ CELL
NR FATHER _____ CELL NR MOTHER _____ TEL NR
HOME _____ WORK FATHER _____ WORK
MOTHER _____

Signatory 1 _____ Date: _____

Signatory 2 _____ Date: _____

General Terms and Conditions The Lessor hereby lets the leased premises on the following terms and conditions:

1. The Premises - The Lessor hereby lets to the Lessee who hereby hires from the Lessor the Premises.
2. The Period and the right to lease - The lease shall commence on the Lease Start date and terminate on the Lease End date as set out in the Lease Schedule. The lease is for a fixed term period without variation, cancellation or early termination options. The lease is for strictly 10 months (1st of February – 30th of November) without variation.
3. Rental -The rental payable for the period of the lease is the monthly rental per month as stated in the Lease Schedule.
4. The rental is payable directly into the Lessor's bank account as set out in the Lease Schedule, When payment has been made, please email the proof of payment to dubethembekile.td@gmail.com – Make sure that the reference on the deposit slip indicates the student surname and student number.

DECLARATION: I..... (THE LESSEE), HAVE NOT APPLIED FOR ACCOMMODATION NOR AM I ON A WAITING LIST ELSEWHERE. I UNDERSTAND THAT THIS IS A FIXED TERM AGREEMENT AND THERE IS NO OPTION TO CANCEL OR TERMINATE THIS AGREEMENT PRIOR TO ENDS DATE MENTIONED IN THE LEASE SCHEDULE. MY PARENT / GUARDIAN / SPONSOR / BURSARY HAS SEEN THE RENTAL THAT IS PAYABLE FOR THE LEASED PREMISES AND THE TERMS OF THIS AGREEMENT AND AGREES THAT SUCH RENTAL IS FINANCIALLY AFFORDABLE. I HAVE VIEWED THE PREMISES AND

FIND THAT THE PREMISES ARE ACCEPTABLE AND I ACKNOWLEDGE THAT THE ACCOMMODATION IS PROVIDED WITHOUT CATERING FACILITIES.

5. Use of the premises - The Premises shall be used for residential purposes only and for no other purpose whatsoever and the Lessee shall not cause or permit any disorderly conduct of whatsoever nature upon the Premises, nor do or permit to be done any act, matter or thing about the Premises which shall constitute a nuisance or any inconvenience to the neighbors or any other person or persons. The house Rules always form an integral part of this agreement and need to be adhered to by the Lessee. A breach of the House rules will constitute a breach under the Lease Agreement.

6. Cession and assignment - The Lessee shall not cede or assign this lease, either in whole or in part, nor any portion thereof.

7. Electricity and water Included in the rental is the charge for the use and consumption by the Lessee of all electricity and the water consumed upon the Premises. Any electrical appliance brought by the tenant, the Lessor will not take any responsibility for any loss or damage during load shedding and any form of electricity or water shortages.

8. Transport - Transport is included in the monthly rental. Time schedules will be provided by the University and may change from time to time. No transport will be given during School Holidays.

9. House Rules - The Lessor has imposed House Rules relating to the occupants of the Building which are aimed at protecting the safe and equal enjoyment of the use of the Building and the Premises for all the occupants of the building. The Lessee by his/her signature hereto agrees to be bound by the House Rules relating to the Building. Failure to comply with the House Rules will constitute a breach of this lease. Should the Lessor cancel this lease due to the Lessee's breach of the House Rules, the Lessee will forfeit any rental paid for the month.

10. Security - Tampering with any Security equipment will be seen as a serious offence and strict measures will be taken against the Lessee. This equipment includes: Opening access for any other student and or visitor), Electric fence, Gates and any Fire Equipment.

11. Lessor's Maintenance - The Lessor shall be responsible for maintaining the main walls, roof and other structural parts of the Building in good order and repair.

12. Call outs will be charged at not less than R500 for afterhours call out.

13. A refundable deposit of R500 to be settled by the 31 of March 2025, the deposit will be refunded end of November 2025 if there are no damages on the property.

14. Lessee's Maintenance - The Lessee acknowledges that at the Lease Start date the Premises and the furniture in the unit is in good order and condition and that all keys, locks, glass windows, electrical are in good order and condition.

15. The Lessee hereby agrees and undertakes to keep and maintain the Premises and the furniture situated therein in good order and condition during the currency of this lease and any renewal thereof and undertakes that at the termination of this lease it will return and redeliver the Premises and the furniture to the Lessor in like good order, condition, fair wear and tear only excepted. The keeping and maintenance of the Premises and the furniture in good order and condition shall be deemed to include,

inter alia, maintenance and repairs where necessary to all furniture, doors, windows, electrical bulbs and connections, taps, drains, sewerage and the keeping of all sewerage free from blockage.

16. Should it be found by the Lessee after taking occupation of the Premises that there are items of the Premises or of the furniture that are not in good order and condition, then the Lessee shall notify the Lessor of such other items within 7 (seven) days of the Lease Start date of this lease failing which such items shall be deemed to have been handed over in complete good order and condition.

SIGNED at _____ on _____

As Lessee: _____ on _____

As Lessor: _____ on _____

As Witnesses: _____ on _____