



Registered with the Property Practitioner Regulatory Authority (PPRA)

Leasing Fees Options

Option 1: (Placement and Management)

10% monthly placement & management fee for the duration of the lease agreement.

Example: R 14 000 x 10% = R 1400.00 per month.

Following is included: *Advertising of Property * Screening of Potential Tenant * Draw Up of Lease Agreement
* Monthly Statement * Inspections every 6 Months.

Option 2: (Initial once off fee) = Placement only

Once off payment of 5% of the Rental Amount calculated over the lease period. Leadsprop will Invoice the Landlord for payment. Example: R14 000 x 5% = R 700, if the lease is 3 years = 36 months, R 700 x 36 months = R25 200 as once off payment.

Following is Included: * Advertising of Property * Screening of Potential Tenant * Draw up of Lease Agreement.

Hereby the Landlord/s agree to the following:

- Landlord/s will be charged an amount of R 1000 in the event the rental property is withdrawn From the market, for any reason, **after** Leadsprop has commenced advertising it, this is to cover Leadsprop advertising costs.
- Monthly Payout to Landlords will be made upon receipt of rental payment, as per the Lease Agreement, rent is payable by the 1st and not later than the 5th of each month. Payments received over weekends or public holidays will only be paid out by the next Business Day. Leadsprop encourages Landlord to arrange debit orders accordingly as Leadsprop takes no responsibility for lapsed debit orders or bank charges.
- Property Maintenance:
 - Leadsprop will notify the landlord/s via either email or call.
 - Leadsprop can suggest Service providers to assist with quotes for maintenance or the Landlord can arranged their own service provider.
 - Leadsprop or any staff member is not responsible to obtain serial numbers/ geyser information for any reason and will not climb into roofs or dangerous areas of the property, the Landlord need to arrange Maintenance company at the Landlord cost to assist in this regard.

By accepting these terms, the landlord/s grant permission to LEADSPROP to be involved in the leasing of their property and to process their personal information as necessary for all purposes pertaining to the lease agreement, in accordance with the Protection of Personal Information Act. This includes disclosing bank account details to facilitate rent and deposit payments to the landlord/s and refunding of tenant/s deposits.

Landlord/s Details

	<u>Landlord 1</u>	<u>Landlord 2</u>
Full name & Surname	_____	_____
Identity Number:	_____	_____
Physical Address	_____ _____ _____	_____ _____ _____
Postal Address	_____ _____	_____ _____
Cell phone:	_____	_____
Work No:	_____	_____
Email Address:	_____	_____

BANKING DETAILS (Bank letter as proof of banking details) :

Rental Property Information

ADDRESS OF PROPERTY (if the property is a full title property):

The property is let as **FURNISHED OR UNFURNISHED** (An inventory of moveable items will be attached to this agreement if applicable)

Other information about the property:

The Landlord/s agree to complete the Mandatory Property Conditions report required by the PPRA Act and disclose all property issues.

Mandatory Disclosure Form - IMMOVABLE PROPERTY CONDITION REPORT

Disclaimer This condition report concerns the immovable property situated at [furnish both deeds office and physical descriptions of the property concerned] ("the property"). This report does not constitute a guarantee and/or warranty of any kind or nature by the owner of the property or by the property practitioners representing that owner in any transaction. This report should, therefore, not be regarded as a substitute for any inspections or warranties that prospective purchasers may wish to obtain prior to concluding an agreement of leasing in respect of the property.

Definitions

In this form:

"am aware" mean to have notice or knowledge; while "defect" means any condition, whether latent or patent, that would or could have a significant deleterious or adverse impact on, or affect, the value of the property, that would or could significantly impair or impact upon the health or safety of any future occupants of the property or that, if not repaired and/or removed and/or replaced, would or could significantly shorten or adversely affect the expected normal lifespan of the property.

Disclosure of information

The owner of the property disclosed the information hereunder in the full knowledge that even though this is not be construed as a warranty, prospective Tenant of the property may rely on such information when deciding whether, and on what terms, to Leasing. The owner hereby authoress the appointed property practitioner property marketing the property for sale to provide a copy of this statement and disclosure any information contained in this statement, to any person connection with any actual or anticipated sale of property.

Provision of additional information

The owner represents that to the best of his/her knowledge the responses to the statements in respect of the property contained herein have been accurately noted as "yes", "no" or "not applicable". Should the owner have responded to any of the statements with a "yes", the owner shall be obliged to provide, in the additional information area of this form, a full explanation as to the reason(s) why the response to the statement concerned has been reflected as a "yes".

Statement concerning the condition of the property	YES	NO	N/A
I am aware of defects in the roof.			
I am aware of defects in the electrical systems.			
I am aware of defects in any part of the plumbing systems, including any defects pertaining to the swimming pool, if any.			
I am aware of defects in the heating and/or air conditioning systems, including air filters and humidifiers.			
I am aware of defects in the septic system or other sanitary disposal systems.			
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bulges. Other such defects include, but are not limited to flooding, dampness or wet walls and unsafe concentrations of mold or defects in drain, tiling or sump pumps.			
I am aware of any structural defects in the property.			
I am aware of boundary line disputes, encroachments or encumbrances including a joint driveway.			
I am aware that remodelling or refurbishment has affected the structure of the property.			

I am aware that any additions and/or improvements made to and/or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.			
I am aware that a structure on the property has been designated as a historic building.			

I have resided on the property for years and purchased the property on Transfer of the property was registered into my name on

Additional Information

Owner’s certification

The owner hereby certifies that the information provided in this report is, to the best of the owner's knowledge and belief, true and correct as at the date when the owner signs this report.

Certification by person supplying information.

If a person other than the owner of the property provides the required information that person must certify that he/she is duly authorised by the owner to supply the information and that he/she has supplied the correct information on which the owner relied for the purposes of this report and, in addition, that the information contained herein is, to the best of that person's knowledge and belief, true and correct as at the date on which that person signs this report.

Notice regarding advice or inspections.

Both the owner as well as potential tenant of the property may wish to obtain professional advice and/or to undertake a professional inspection of the property. Under such circumstances adequate provisions must be contained in any agreement of sale to be concluded between the parties pertaining to the obtaining of any such professional advice and/or the conducting of required inspections and/or the disclosure of defects and/or the making of required warranties.

Tenants acknowledgement

The prospective tenant acknowledges that he/she has been informed that professional expertise and/or technical skill and knowledge may be required to detect defects in, and non-compliance aspects concerning, the property. The prospective tenant acknowledges receipt of a copy of this statement.

Signed by Landlord at _____ on _____ 20__

LANDLORD 1

LANDLORD 2