

Wired-Up Property Managing Agency.

Lease Agreement between Landlord and a Tenant.

This Document has to be signed before occupation.

Date:

TRIPLE – C LAW FOR ALL LEASE AGREEMENT - RESIDENTIAL

This is a written contract that sets out the terms and conditions between the Landlord and Tenant of a residential property.

THE LANDLORD

Name & Surname:

ID Number:

Address:

Email:

Cellphone Number:

THE TENANT

Name & Surname:

ID Number:

Address:

Email:

Cellphone Number:



(the address acts as the domicilium citandi et executandi)

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1 Parties

1.1 The Parties to this agreement are:

1.1.1 (_____) (“Lessor/Landlord/uMastandi”); and

1.1.2 (_____) (“Lessee/Tenant/uMqhashi”).

2 Definitions and Interpretations

2.1 These terms have the following meanings assigned to them:

2.1.1 Building/s: the house and outbuildings, if any, on the Property.

2.1.2 Days: business days which are calculated by excluding the first day, public holiday, Saturday, and Sunday.

2.1.3 Lease Period: _____

2.1.4 Lessor’s Equipment: _____
equipment, accessories, and fixtures.

2.1.5 Month: a calendar month.

2.1.6 Property: described in _____

2.1.7 Rates: charges for utility services, including but not limited to electricity, water, sewer, gas, and telephone service, shall be the responsibility of the Lessee, unless otherwise stated in writing.

2.1.8 Rent: the amount of money payable by the Lessee to the Lessor for the use and enjoyment of the Property.

2.1.9 Year: a period of 12 months commencing on the date the Property comes into operation.

2.1.10 References to the Lessor include those references to the Lessor or its agents, successors, assigns, heirs, and assigns.

2.2 When words are used in the singular, they shall also include the plural.

2.3 The words “shall” and “will” are interchangeable.

2.4 One gender includes the other.

2.5 The singular includes the plural.

2.6 The headings of the sections shall not be used in interpreting the agreement.

2.7 Wired-Up Property: _____

3 Lease Agreement

3.1 The Lessor leases the Property to the Lessee for the term set forth in Section 4.

3.2 The Lessee, for the term set forth in Section 4, shall use the Property for the purpose of _____.

4 Duration

4.1 This agreement will commence on _____ and will continue for _____ Year/s and _____ Months, but not exceeding _____ years.

5 Rent

5.1 The Rent will be:

5.1.1 R_____ for each Month of the first Year of the Lease Period; and

5.1.2 such an amount shall increase, annually, by _____ %.

5.2 An increase in Rent requires the Lessor to give the Lessee 30 Days written notice of the increase - which will take effect on the first day of the Month after the Lessee receives the notice.

5.3 The Lessee must pay the Rent Monthly in advance, on or before the first day of every Month.



_____ every Month.

_____ ment, if any, to the local utility or gas.

_____ ment

_____ only; and agreement.

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Tenant Initials:		
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6 Additional Charges

6.1 In addition to paying the Rent, the Lessee must reimburse the Lessor for Rates on the Property, as determined according to the municipal tariff rates. These amounts must be paid to the Lessor within 30 Days after the Lessor delivers the account/s to the Lessee.

7 Payments

7.1 All payments due by the Lessee to the Lessor under this agreement must be made electronically into the following bank account unless otherwise agreed:

Bank Name:

Bank account holder:

Bank

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11.1.2 use the Property for private dwelling only unless stated otherwise,

11.1.3 take care of the Property (and other items belonging to the Lessor);

11.1.4 protect the Property from abuse, damage, destruction, and theft;

the Lessee.

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Landlord Initials:		
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- 11.1.5 respect the Property's neighbors;
- 11.1.6 not be a nuisance, or cause annoyance or discomfort to the Property's neighbors or the public;
- 11.1.7 leave refuse in the refuse bins provided;
- 11.1.8 enable the Lessor to carry out his duty of maintenance and repair. You have no say in what the Lessor decides to do in his premises. Remember that;
- 11.1.9 allow no more than _____ persons to reside on the Property during the Lease Period;
- 11.1.10 keep no more than _____ animals on the Property during the Lease Period, and maintain
- 11.1.11 _____
- on the F _____
- 11.1.12 _____

12 Maintenance

- 12.1 The Lessee shall be responsible for the following:
 - 12.1.1 regular maintenance, including painting, pruning, and other work;
 - 12.1.2 regular maintenance of the exterior of the Property;
 - 12.1.3 the maintenance of the swimming pool, including the maintenance of the pool walls and coping;
 - 12.1.4 the maintenance of the swimming pool, including the maintenance of the pool walls and coping;
 - 12.1.5 the maintenance of the swimming pool, including the maintenance of the pool walls and coping;
- 12.2 The Lessee shall be responsible for the maintenance of the Property, including the maintenance of the exterior of the Property, the maintenance of the swimming pool, and the maintenance of the pool walls and coping.
- 12.3 The Lessee shall be responsible for the maintenance of the Property, including the maintenance of the exterior of the Property, the maintenance of the swimming pool, and the maintenance of the pool walls and coping.
- 12.4 The Lessee shall be responsible for the maintenance of the Property, including the maintenance of the exterior of the Property, the maintenance of the swimming pool, and the maintenance of the pool walls and coping.

13 Alterations

- 13.1 The Lessee shall not make any alterations to the Property without the prior written consent of the Lessor.
- 13.2 The Lessee shall not make any alterations to the Property without the prior written consent of the Lessor.
- 13.3 All alterations shall be removed at the Lessee's expense.

14 Lessor's Right of Entry and Carrying Out of Work

- 14.1 The Lessor may enter the Property to perform repairs, replacements, or other necessary maintenance services.
- 14.2 Prior to entry, the Lessor must give notice to the Lessee to ensure that there is minimum interference to the Property.
- 14.3 The Lessor may not allow serious alterations or improvements to be carried out on the Property, unless such works are necessary and they comply with clause 12.3.



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15 Terminations and Breach

15.1 If the Property is destroyed or damaged to the extent that it cannot be occupied, this agreement will terminate unless the Parties agree in writing otherwise.

15.2 If a Party breaches a material provision of this agreement, and fails to remedy such breach within 10 Days of the date of receipt of a written notice from the aggrieved Party requiring him to do so, the aggrieved Party will be entitled to any remedy available in law without further notice, and may cancel this agreement and take possession of his Property.

15.3 This agreement shall not terminate by the death of either Party: the executor of the deceased estate shall elect to terminate or uphold this agreement depending on the circumstances

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17.1 S

17.1.1

Name

17.1.2
Name

LESSEE.

WITNESS.

17.1.3 Wired-Up Property Managing Agency Signatures

Wired-Up Rep 1:

Wired-Up Rep 2:

Wired-Up Rep 3:

17.1.4 Police Station Representatives:



Landlord Initials:		
Tenant Initials:		
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