



Channel accommodation

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Holiday, long and short term Business Accommodation

MONTHLY RENTAL AGREEMENT

Tenant: _____ Date: ____/____/____
 Name: _____ Phone : _____ (w)
 Address: _____ (h)
 _____ Fax : _____
 I.D. No.: _____ e-mail address: _____
Premises: _____ Cell: _____
 _____ Telephone at the property: _____

Occupation Dates: In: _____ (14h00) Out: _____ (10h00) Max occupants: _____
 Payable monthly in advance, on or before the first day of each month : R _____
 Pro Rata Rental from ____/____/____ to ____/____/____ : R _____
 Refundable damages deposit: R _____
 Administration/Booking fee : R _____
 Revenue Stamps : R _____
 Electricity (_____) : R _____
 Extra charges (_____) : R _____
TOTAL :

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Note: Servicing :- _____ per morning if required during your stay.
 The keys must be collected at our offices between the hours of 09h00 and 16h00, Monday to Friday. Should it be necessary to collect the keys out of office hours, please make prior arrangements.
 The Annexure of the Monthly Rental Agreement forms part of this contract.

Parking bay / Garage Number : _____ Remote Control : _____ Key no. : _____ Key sets : _____

Tenant : _____ Date: ____/____/____
Agent : _____ Date: ____/____/____

ANNEXURE OF THE MONTHLY RENTAL AGREEMENT

1. The tenant will use the premises on a month to month basis as set out in the annexure hereto and will pay the rental each month on or before the first day of the month, but no later than the fourth of the month. If the rental is paid after the fourth of the month a levy of R120.00 will be deducted from the deposit. Such rental shall be non-refundable in the event of cancellation by the tenant.
2. If the tenant is in breach due to non payment or any of the clauses as stated below, 7 (seven) days notice will be given to carry out this breach. Failing this, legal proceedings will be instituted and all costs will accrue to the tenant.
3. The refundable damages deposit will be refunded to the tenant within 14 working days and not on the day of departure, i.e., after all the keys for the premises have been returned to the agent, unless there are any deductions and or repairs to be carried out. The following will be deducted from this deposit: the cost of telephone services, other expenses or services for which the tenant is liable, i.e. cleaning, repairs or replacement of items from checked inventory, damage to the property, carpet cleaning, recovery of rental not paid, electricity, or any other loss suffered by the owner and/or the agent and the cost of time spent arranging the repairs.
4. The premises are let for personal use of only the tenant and his family and the number of occupants shall not exceed the number set out in the attached annexure. The premises shall be used only as a private residence.
5. The tenant must abide by the house and body corporate rules and secure the premises thoroughly at all times and on departure. Continuous disorderly conduct can lead to expulsion without a refund.
6. (a) We do not provide any telephone services to the premises, if a telephone is provided, the tenant will bear the cost of the installation and the usage thereof.
(b) The tenant will pay the cost of electricity each month. (This amount will be an estimate until we are presented with the bill the difference between the amount paid and the actual bill will be calculated and this difference will be paid by the tenant or he will be reimbursed.) The electricity amount is approximately R150.00 per month per person.
7. (a) The tenant will keep the premises and the contents in good order and, at the termination of the lease period, will return the premises and the contents in the same good order and condition as they were at the commencement of the lease. The tenant will be liable for the cost of repairing any damage or deterioration of the premises or its contents.
(b) Should the premises have a swimming pool, and/or garden, the tenant shall be responsible for the cost of the relevant services thereof.
8. Cleaning and laundry service are not included but can be arranged with 'CHANNEL' at the tenants expense. The tenant will be responsible for the final clean of the premises. Should the tenant not make use of the cleaning service, 'CHANNEL' reserves the right to provide this service, if required at any stage during the lease and with departure, and to offset the cost thereof against the refundable deposit.
9. 'CHANNEL' and the landlord will accept no liability in respect of theft, loss, damage or injury to the tenant, his family, guests or visitors. The tenant must insure his own property. The landlord will insure the contents of the premises. The property must be properly secured. If this is not done the insurance company will not pay out, the tenant will then be responsible for the owners loss.
10. The tenant will provide and use his own beach towels. No towels or any other contents of the premises may be removed.
11. No pets are permitted on the premises.
12. The tenant hereby chooses domicilium citandi et executandi at the address stipulated in the agreement and consents to the jurisdiction of the Magistrates Courts, Cape Town, for the purpose of any action which may be instituted against the tenant. The tenant will be liable for the legal costs of the attorney and own client scale, and also for all collection commission levied by the agent in the event of the tenant being in default in respect of the tenants obligations in terms hereof.
13. Should the leased premises become unavailable for any reason, 'CHANNEL' will endeavor to offer similar accommodation at the same rate, but no claim will arise against the owner or the agents.
14. It is acknowledged that we have described the accommodation to the tenant and that the tenant has the right to view the accommodation prior to confirming the booking. There will be no grounds for cancellation.
15. Rental deposits are non-refundable in case of cancellation by the tenant. If the premises can be re-let for the same period and rate, a refund can be made. A minimum administration fee of 20% may however be forfeited.

I, the undersigned observe and accept the booking and conditions of tenancy.

TENANT(Signed)..... at (place)..... on (date) 200.....

IDENTITY/PASSPORT NUMBER:.....