



Accommodation Shop
Shop 10, Marine House
St. John's Road
Sea Point
Cape Town 8005
Tel: +2721 439 1234
Fax: +2721 434 2238
E-mail: annie@accommodationshop.co.za
www.accommodationshop.co.za

FINDER'S FEE RENTAL AGREEMENT

PROPERTY ADDRESS:

REGISTERED OWNER:

ID NUMBER / VAT REGISTRATION NUMBER:

TEL NO:

FAX NO:

CELL NO:

EMAIL:

ADDRESS FOR STATEMENTS:

BANKING DETAILS: BANK

BRANCH

ACC NO

MANAGING AGENTS:

TEL NO:

COPY OF BODY CORPORATE RULES SUPPLIED:

YES / NO

COPY OF INVENTORY SUPPLIED:

YES / NO

MAY WE EXHIBIT "TO LET" BOARDS?

YES / NO

MAY WE SHARE YOUR PROPERTY WITH ASSOCIATE AGENCIES? YES / NO

The Accommodation Shop CC and its appointed agents hereby undertake to observe and perform its duties and obligations in accordance with the Rental Housing Act No 50 of 1999 and all other prescribed practices.

1. The Agent shall:

- 1.1. show the premises to prospective Tenants and make all arrangements necessary to effect same;
- 1.2. screen and process all Tenants' applications;

- 1.3. negotiate and enter into Lease Agreements on behalf of the Owner and shall further ensure that all formalities including but not limited to the provisions of the Stamp Duties Act, are complied with;
 - 1.4. negotiate any extension on the initial lease, with commission due on the extension period.
 - 1.5. ensure that no person takes occupation of the premises before a Lease Agreement is respect of the premises is properly executed.
2. The Agent shall furthermore:
 - 2.1. collect from the Tenant timeously all deposits required in terms of the Lease Agreement and shall hold same in an interest bearing account for the benefit of the Tenant as prescribed by the Rental Housing Act;
3. The Agent shall only collect the first amounts equal to the commission due. Thereafter the rental is paid directly to the owner. In the event that there is a shortfall in the amounts due, the owner agrees to pay the outstanding amount.
4. The Owner shall pay The Accommodation Shop CC commission equal to 7,5% plus VAT of the total monthly rental amount as set out in and for the duration of the Lease Agreement, including any extension thereof, which commission shall be payable upfront and taken from the rent.
5. Should the owner or any Trust, CC or any other entity in which the owner has an interest negotiate an extension to the lease directly with the tenant that was initially placed by the Accommodation Shop, the owner agrees to pay the Accommodation Shop the 7,5% plus vat due on the extended period of the lease.
6. In terms of Clauses 5 (3) e and f, the Tenant and Owner must jointly, before the Tenant moves in, inspect the property to ascertain the existence or not of any defects or damages therein with a view to determining the Owner's responsibility for rectifying any defects or damages or with a view to registering such defects or damages. At the expiration of the lease the Owner and Tenant must arrange a joint inspection at a mutually convenient time to take place within a period of three days prior to such expiration with a view to ascertaining if there was any damage caused to the property during the tenant's occupation thereof. Accommodation Shop CC can perform these functions at a cost of R150.00 per inspection.
7. The Accommodation Shop CC will be entitled to its commission should the parties allow the current lease to terminate, and then enter into a subsequent lease.

8. Upon termination of a Lease Agreement, the Agent shall ensure that all deposits received from Tenants in the course of the Lease period are dealt with as prescribed in the Rental Housing Act.
9. The Accommodation Shop CC may list any defaulting Tenant as it deems fit, on behalf of the Owner, with a credit bureau.
10. No variation of this agreement shall be of any force or effect unless recorded in writing and signed by both parties hereto.

SIGNED at _____ on this _____ day of _____ 200

OWNER

SIGNED at _____ on this _____ day of _____ 200

ON BEHALF OF THE ACCOMMODATION SHOP CC