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# 1 page lease agreement south africa

Whether you are a landowner or tenant, you need to understand how a lease agreement template in South Africa looks like and what it contains. Although drafting one may be a bit challenging, especially if you are not familiar with the format, it is usually advised to get a simple residential lease agreement template South Africa. Interestingly, there are lots of free templates online that you can use. Image: pixabay.com Source: UGC In trying to protect the rights of every individual involved in rent, it is essential to have a residential lease agreement that spells the limits and freedoms of each party. This is useful as it helps avoid certain issues that may arise up in the future. Interestingly, if you do not want to employ the services of a lawyer in South Africa, there are steps you can take to formulate yours. What is a lease? A lease is a document specifying the conditions on which one person or group agrees to rent a property belonging to another person or group. With the document, the lessee (or tenant) is guaranteed to use the property once the lessor (owner or landlord) is guaranteed his monthly payments in return for a defined duration. Both parties will be penalised if they fail to comply with the terms of the agreement. READ ALSO: VAT registration requirements list in South Africa 2020 How do you write a lease agreement? When writing a simple lease agreement, make sure the words are straightforward and easy to understand. Do not use fanciful law terms because it can confuse the lessee and lessor. You can check the internet for a simple lease agreement template in South Africa. This will be used as a reference to create your document. Make sure the property lease agreement contains all the necessary information. Also, be specific about every information to avoid unnecessary disputes that can arise in the future. After writing the agreement, give it to a South African attorney to review the document. Although this will cost you some money; however, it will save you a lot of trouble you might face for writing an improper rent agreement. How do I create a free lease agreement? Apart from stating where the property is located and the term of rent, some other important details that you should not leave out when creating the rent agreement include the following: 1. Terms for termination The purpose of a good rent agreement in South Africa is to prevent any dispute that may occur in the future. As a result, it is essential to have a termination clause that will explain, in simple terms, how the agreement can be terminated. 2. Maintenance of property Based on usual practice, the exterior maintenance belongs to the lessor while the interior maintenance belongs to the lessee. However, the document should be clear on the responsibilities of the tenant to perform cleaning activities on the surrounding. READ ALSO: The complete application process for the letter of good standing 3. Tenant behaviour The rent agreement must be clear on the consequences of illegal activities in the property. Unlawful conduct carried out in a building can have serious adverse effects on the owner. Therefore, it is essential to have a clause that guides the lessee on the acceptable behaviours and the penalty for illegal conduct. Image: pixabay.com Source: UGC However, to make the crafting easier for you, if you do not want to employ the service of a professional, you can download a Microsoft document file PDF online. Once you download it, you will be able to amend whatever details there to suit your purpose. What should I include in a lease agreement? A good property lease agreement template can contain as much information as possible. But the most important ones are as follows: 1. Personal details of all parties The document should have all the personal information of both the tenant and the landlord. Make a section for the full names, signatures, and ID numbers of all the individuals bounded by the document. 2. Residence description It is essential to add all the necessary details about the property to the leased. This includes the address, type of building, residence number, and even colour of the property. 3. Terms of rent Information concerning money should be written in clear terms. This includes the minimum amount that will be deposited, how the tenant expenses will be sorted, how the payments will be paid, when the rent will expire, and what is at stake in the case of late payments. 4. Occupancy limits This clause will state the maximum number of people that will stay in the rented property. But then, it should also consider the marriage status of the lessee. 5. The lessor's right to enter The basic lease agreement template South Africa is not only for the landlord's satisfaction. Therefore, conditions for which the landlord can enter the building must be stated in the document. Image: pixabay.com Source: UGC 6. Alterations to the property Can the tenant make any alterations on the building? What sort of alteration is acceptable? These are very important questions that must be explained in a detailed lease agreement in South Africa. 7. Pet policy In most residential buildings and estates, owners are beginning to ban pets. The lessor must make a rent agreement that complies with the rules of the community or estate. If pets are allowed, the lessor should state the number, size, and type of pets that are accepted. How do you make a car lease agreement? It is best to lease a car if you want to get behind a new wheel every week. The good news is this: getting a car lease agreement in South Africa is not difficult anymore. What are the steps to getting a car lease agreement? 1. Be aware that buying a car is different from leasing So, be mindful of your short-term and long-term commitments. The advantage of leasing a car is that you get to drive different brands in a short time. The disadvantage is that you get to spend more in the long run. 2. Bargain for a better price This strategy is common when buying a car, and such can be used when leasing. You can get a better deal than the one you are offered if you are good at bargaining. READ ALSO: How to get free legal advice South Africa 2020. Be realistic about your driving needs Lease agreements come with kilometre limits. If this limit is exceeded, you will be charged for every extra kilometre. 4. Do not take leases for more than three years The standard time limits for a car lease agreement is two or three years. It is a good idea to stay within these limits; else, you might be asked to pay for tyre or brake replacements. Whether you are a tenant or landlord, you are better off with a simple residential lease agreement template South Africa. While the tenant will be able to use the property, the owner also remains in charge of his property. DISCLAIMER: This article is intended for general informational purposes only and does not address individual circumstances. It is not a substitute for professional advice or help and should not be relied on to make decisions of any kind. Any action you take upon the information presented in this article is strictly at your own risk and responsibility. READ ALSO: Free employment contract template: how to write How to get full child custody in South Africa All tenants rights in South Africa you should be aware of! 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The lease may be for a fixed term or a month-to-month basis with general terms such as monthly rent, start and end dates, and utility responsibilities mentioned. This agreement may be used for residential use only and does not include any required State disclosures. Table of Contents Lead-Based Paint Disclosure – Must be attached if the housing structure was built prior to 1978. Download: Adobe PDF Move-in Checklist – Required in some States and use to protect the tenant's security deposit by marking down all known defects on the property at the start of the lease. Download: Adobe PDF, MS Word, OpenDocument Rental Application Rental Application – Use to properly screen individuals before accepting for tenancy. Upon completion by the potential tenant, the landlord will be able to conduct a criminal and credit background check. Download: Adobe PDF, MS Word, OpenDocument Sample – 1-Page Lease Download: Adobe PDF, MS Word, OpenDocument How to Write Download: Adobe PDF, MS Word, or OpenDocument I. The Parties (1) Agreement Date. Input the document date for this agreement. Generally, this is the day the agreement has been signed by both Landlord and Tenant. (2) Landlord Identity. The Party responsible for providing the premises to the Tenant for rent must be identified as the Property's Landlord. This Party can also be a Property Owner who deals directly with Tenants or a Property Management Company that handles Landlord responsibilities. In addition to the Landlord's legal name, the mailing address where this Party can be reached by the Tenant must be dispensed. Be advised, the Landlord Address will be where the Tenant will send any legal notices concerning this lease. (3) Tenant Information. Every Tenant who shall pay rent in exchange for the right to access and occupy the premises through this agreement must be identified with an entry of each one's name and formal mailing address. II. Lease Type [Choose Option 4 Or Option 5] (4) Fixed Lease Option. Many written leases will be in effect for one year or longer and carry the condition of terminating only upon a certain date. If this agreement will operate under such conditions then, mark the checkbox "Fixed Lease." After choosing this checkbox, the statement attached to it must be supplied with the first calendar date when the Tenant may occupy the premises as well as the final calendar date of his or her occupancy. If neither Party wishes to commit to the terms of this agreement for a predetermined period of time then, continue to review the next option. (5) Month-To-Month Lease. Agreements that are under a year will often operate on a month-to-month basis. That is, both Parties (Landlord and Tenant) will allow each other to terminate the lease at any time with a predetermined number of days' notice. If this lease will be in effect on a monthly basis, then choose the checkbox "Month-To-Month Lease." This selection requires that the starting date of the lease be reported to its content. Additionally, the number of days notice that one Party must give the other as warning of the intention to terminate this agreement must be established. It should be mentioned that in many states, the number of days one Party will be expected to give the other as a warning that he or she will terminate a month-to-month lease must be compliant with current statutes of that state. III Payment Terms [Select And Complete All Applicable Payment Terms] (6) Monthly Rent Payment. Generally, the amount of money the Tenant will be obligated to pay the Landlord in exchange for right to occupy the premises will be due once a month. If so, then the "Monthly Rent" checkbox should be selected. Additionally, report the dollar amount that the Tenant must pay the Landlord then, the two-digit calendar day of the month when this rent payment is due. (7) Security Deposit Submission. A standard requirement that Landlords will set in place is the submission of a security deposit. This is the amount of money that the Tenant will be expected to give to the Landlord to hold during his or her tenancy. If the lease term ends with no costly violations or property damage caused by the Tenant, then the Landlord will return the full security deposit amount. Otherwise, for example in the case of property damage, the Landlord is entitled to keep the security deposit amount the Landlord expects to receive by the time this lease is signed. (8) Last Month's Rent. If the Landlord intends to receive the amount that will be owed for the last month's rent before this lease is signed, then this option should be selected and the amount due entered. This requirement is often engaged to protect the Landlord from a Tenant who abandons the property in mid-term or without notice. (9) Additional Requirements. Notice that several blank areas have been placed in this section. If the Tenant must submit additional payments to enter this lease, then each such requirement must be documented. To this end, confirm that an additional fee is required by marking the checkbox next to a set of blank lines then (using the set of lines that follow the selected checkbox), define the reason for the additional payment, produce the dollar amount required of the Tenant for the newly defined payment, and dispense the due date for the concerned payment. If no additional payments will be necessary, then continue to the next area. IV. Utilities (10) Utility Exceptions. A standard responsibility placed on Tenants during their lease term is to obtain and maintain the utilities and services needed for day-to-day activities (i.e. electricity, waste disposal, on-site security). In some cases, a Landlord may have special utilities and services that he or she will assume for the lease term. For instance, the Landlord may cover the general maintenance or landscaping of the property. If this is the case, then list every utility and service that the Landlord will pay for during the concerned tenancy. If the Landlord will not assume payment obligations for any utility or service, then leave this article unattended or write in the word "None." For example, in quite a few Municipalities, the Landlord will be required to pay for the water a Tenant uses on the concerned premises. V. Other Terms (11) Agreement Provisions. The basics required to define the obligations that must be met by the Landlord and Tenant participating in this lease have been completed (unless local laws place additional requirements on the leasing of this property). For instance, some Municipalities may require disclosure attachments made for properties that required mold treatment while the federal government mandates a lead paint disclosure for properties built before 1976. Any additional paperwork or obligation considered a part of this lease (i.e. the Landlord offers a paid parking space option) should be documented in the fifth section. Neither Party will be responsible for living up to terms not listed within or that are not legally required for the lease of this property. However, if no other terms shall apply, leave this area blank or write in the word "None." Party Signatures (12) Landlord's Signature. This agreement can only be entered through the signature of the two Parties involved. To engage this agreement, the Landlord must sign and print his or her name to the completed document. (13) Tenant's Signature. Once the Tenant has reviewed the terms and conditions of this lease he or she will need to sign it then print his or her name. This lease will only go into effect after it is completed and signed by both Parties involved.

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