



RESIDENTIAL LEASE AGREEMENT

Date Generated: _____

1. PARTIES

LANDLORD / PROPERTY REPRESENTATIVE

Name: _____

ID/Registration No: _____

Phone Number: _____

Email Address: _____

TENANT

Full Name: _____

ID/Passport No: _____

Phone Number: _____

Email Address: _____

2. PROPERTY DETAILS

Property Type (Tick Applicable):

- Bachelor Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Duplex Unit
- Estate Property
- Other: _____

Property Address: _____

3. LEASE TERM

Start Date: _____

End Date: _____

Fixed Term: _____ Months

Month-to-Month

4. RENTAL & DEPOSIT

Monthly Rental: R _____

Total Deposit Required: R _____

Initial Payment Received: R _____

Outstanding Balance : R _____

Payment Due Date: _____

5. PROPERTY ASSIGNMENT & RESERVATION CLAUSE

Upon signing this Lease Agreement and payment of the total deposit, the property shall be formally reserved and exclusively assigned to the Tenant. The unit will be removed from marketing and not offered to any other party. Failure to complete payment within the agreed timeframe may result in cancellation.

6. REFUND POLICY CLAUSE

Deposits are refundable subject to compliance and inspection.
Refund requests must be submitted within 24 hours of viewing.
Refunds may be considered for verified emergencies or accidents.
Processing fees may apply.
Refunds processed within 14–30 working days.
No refund after occupation, breach, or false information.

7. LEGAL PROTECTION & ENFORCEMENT

This Lease is legally binding upon signature and payment.
Breach may result in written notice and cancellation.
Late payments may incur penalties.
Property strictly for residential use.
Tenant liable for damages beyond fair wear and tear.
Inspections allowed with notice.
Governed by laws of the Republic of South Africa.
Tenant indemnifies against misuse or unlawful conduct.

8. UTILITIES

- Prepaid Electricity
- Prepaid Water
- Utilities Included
- WiFi Available
- Cleaning Services Included

9. SIGNATURES

Landlord/Agent Signature: _____

Date: _____

Tenant Signature: _____

Date: _____



Sunset

— HOMES —