

AGREEMENT OF LEASE

Made and entered into by and between
THE BEACH HOUSE LETTING COMPANY (PTY) LTD
T/A UMHLANGA APARTMENTS
REG. NO. 2016/070641/07

(Identity/Passport Number)

1. The Property shall be occupied personally by the Lessee and no more than the house capacity as advertised.
2. The Lease shall be for the period stated on your Invoice.
3. A late check in will only be permitted by prior arrangement with management.
4. Only the Lessee personally, alternatively, someone related to the Lessee will be permitted to take possession of the Property at check in time. Check in is at 14h00 and Check out is at 11h00.
5. On the date of check in the Lessee shall be obliged to inspect the Property in order to verify that the Property has been provided to the Lessee free of any defects. Should the Lessee fail to report any defects or missing items to the Lessor within 24 hours of the time of Check in, then the Lessee shall be deemed to have received the Property in good order and repair.
6. A refundable breakage deposit of R 2000 is payable on invoice and will be refunded within 7 working days after inspection of property and linen.
7. The Lessee shall be liable for the fair replacement value of any damage to the Property, contents (damaged items / stains etc.) or lost furnishings and fittings, the cost of which the Lessor shall be entitled to deduct from the Lessee's Breakages Deposit held. In the event of the Breakages Deposit not being sufficient to cover all the damages, then the Lessee shall be liable to settle any additional amounts on presentation of invoice.
8. The Lessor is entitled to attend at the Property at all reasonable times to conduct an inspection. The Lessee agrees to facilitate any reasonable request.
9. The Lessee shall use the Property solely for residential purposes and hereby specifically undertakes not to:
 - a. contravene any of the conditions of title of the Property or any of the laws, rules or regulations affecting owners, tenants or occupiers of the Property inclusive of any rules and regulations imposed on the Lessor, the terms of which the Lessee declares to be fully informed;
 - b. smoke inside the Property
 - c. In acknowledgment of this document you agree to the rules of the residence which can be obtained from our offices at any times
10. If a generator, inverter, or any other electrical appliances installed at the Property is tampered with or settings changed in any way you will be liable for contractors call out fee.
11. Cancellation - A booking can be canceled within 24 hours of placement. A booking can be canceled 30 days prior to the date of check in and liable to an admin fee of 10%.
12. Payments are accepted via Cash Deposits, EFT and Credit Card.
13. We shall not be liable for any injury or loss of life whatsoever
14. Not all our homes are equipped with alternate power sources for load shedding.

BOX - I acknowledge and agree with the terms and conditions of this lease agreement