

# ARETSE MPAKETSANE

80 CAROLINE STREET  
BRIXTON  
2029  
Cell: 0783584824  
Email: aretsey@gmail.com

## LEASE AGREEMENT SUMMARY:

<b>THE TENANT</b> (Student)	Full name: Morwamanku Phogole Thobejane ID nr: 0109215059089 Student nr: 221 008 221 Home address: 150 Vlas street, Doornpoort, Pretoria Email address: morwamanku23@gmail
<b>NEXT OF KIN of</b> <b>Student(in case of</b> <b>emergency)</b>	Full name: Martin Lentle Thobejane Relation to the student: Father Cellphone number and email address: 078 080 0952 lentlemt@gmail.com
<b>RENTAL</b>	Amount: Rental period:
<b>GUARANTOR for full</b> <b>rental amount</b>	Name, surname and cellphone number:

SA students to provide cerOfied copies of identity document. Foreign students to provide certified copies of visas that are valid for the duration of the lease agreement

Signed at 80 Caroline street, Brixton on 8/02/2023  
Landlord Signature: [Signature] Name: ARETSE MPAKETSANE  
Tenant Signature: [Signature] Name: Phogole Thobejane  
Witness 1: R. Fum® Mathebulu Witness 2: [Signature] Nkabinde

### **HOUSE RULES**

1.No animals,birds or pets maybe kept on the Premises. 2. No sleepovers are allowed. 3. No loud music is allowed on the Premises. 4.The Premises will only be used for student residential purposes only and no part of the premises maybe sub-let to or occupied by another person. The tenant may not keep any illegal substances or weapons on the Premises. 6. No smoking or consumption of alcohol is allowed on the premises. 7. Rental must be paid without deduction or set oof,directly into the designated bank account on the due date. 8.The Tenant cannot apply the deposit as payment of the last month's rental or any other rental due to the Landlord. 9. The Landlord and Tenant must jointly inspect the Premises before the Tenant moves in. 10. Should the Tenant fail to meet Landlord on the mutually agreed date and time to inspect Premises, the Premises will be regarded to be free of any defects and damages. 11. The Landlord and Tenant must jointly inspect the Premises within 5(five) days of this agreement expires. 12. The interior must be maintained at the Tenant's own cost, in the same good, defect-free condition as it was when the lease started (fair wear and tear excluded). 13. For the duration of the lease, the Tenant must inform the Landlord of any defects or damages that require repair and are the Landlord's responsibility. 14. All lightbulbs, switches, sockets, locks and keys must be replaced at the Tenant's own cost. 15. The Tenant must return to the Landlord all keys, remote controls and other security items that allow access to the Premises. 16. Any repairs or replacement that are the Tenant's responsibility, must be carried out to the satisfaction of the Landlord, by competent and experienced workmen. No inferior or bad quality products maybe used at any stage. 17. The Tenant is responsible for its own household, car, or other insurance, protecting its goods while residing on the Premises. 18. The Tenant indemnifies the Landlord for any loss or damages to the property or injury to persons suffered on the premises as a result of any act or omission by the Tenant or its occupants, guest, servants or agents. 19. The Tenant may choose to cancel the lease at any time but must give the Landlord at least 2 moth's written notice.