

## **Property Types**

*I've been focusing on the diverse property types - shacks, rooms, houses, and land. I need to figure out the best way to represent each type in the app's data model. Tenant management is a key feature, and it's intertwined with property type. I'm exploring how to structure the UI to handle these different property classes intuitively.*

## **Refining App Architecture**

*I'm now zeroing in on the app's internal structure. I need to simulate a database with JavaScript objects while keeping the UI professional. The user wants to add tenants, generate leases, and create monthly statements, so I'm focusing on the dashboard, property management, and tenant management modules. The data model for various properties is going to be central.*

## **Building Out Financials**

*I'm currently working on the financial aspect of the application. I've been designing the system to handle monthly expenses like electricity and rent, and create a statement view. I'm focusing on a data structure that mirrors this functionality, incorporating properties, tenants, and transactions. To enhance realism in the "Lease Generator", I'm considering using standard lease templates and property management terms.*

## **Structuring Financial Data**

*I'm now deep-diving into the financial structures. I'm building out Premises, Rent, Duration, and Statement structures directly, without external search assistance. My focus is split between the underlying logic and the user interface. I also need to source some generic images using `/gen` for the dashboard and property types - I plan to use prompts to get quality images for different property types.*

## **Planning App Modules**

*I'm now outlining a detailed implementation plan. I'll begin with the HTML structure, then jump into state management using a `PropertyManager` class, and populate with initial dummy data. I'll build out the dashboard with key metrics and placeholders for charts. After that, I'll flesh out property listings with manage buttons, then a tenant directory, and finally focus on the crucial document generation.*

## **Refining Code Structure**

I'm solidifying the navigation logic with a `switchView` function and the lease generation utilizing template literals for placeholder replacement. I am building the statement logic with an array push and reduce operation. I've chosen the image prompts and confirmed my solution against the user's requirements, focusing on manage property, tenants, and statement generation.

### **Designing the "Billing" Feature**

I'm now focusing on implementing the "Billing" feature, including the ability to add line items like electricity. I've realized real PDF generation is overly complex, so I'm pivoting to a "Print View" modal that mimics a physical document and leverages the browser's print functionality. I'll style a `div` to visually represent an A4 paper for a clean display. I'm also working on HTML structure, building the app based on the previous design. I have sufficient context to proceed with the property management prototype without further external searches. If needed, I'll search for specific South African lease templates.

### **Populating the Dashboard**

I'm gathering "key metrics for property management dashboards" to make the dashboard look professional and useful. Occupancy rate, arrears, and upcoming lease expirations are the main items. Also, I'm researching the essential elements of a rental lease agreement to build out the lease generation module. Parties, property details, term, rent, deposits, and obligations are the main categories that will be covered. I've switched my focus to generic lease templates to ensure broad applicability in the "Lease Generator." Let's build "PropMate," the all-in-one property manager!

### **Developing PropMate's Form**

I'm making progress on the PropMate application. I've finished the data model design for the application. Right now, I'm working on the user interface and setting the look and feel of the app, starting with a clean, professional, blue and slate color scheme. I'm focusing on the core features, to make sure it's helpful.

### **Building Financial Data Structures**

I'm architecting the data storage for the core financial aspects. To simplify data management, I've decided to employ a centralized `Store` class, in JS, designed to handle `properties`, `tenants`, and related financial data. Now, I'm defining the dashboard metrics. I am incorporating elements like occupancy rate and total revenue, in South African Rand (R), given the context.

### **Defining Core Documents**

*I've been concentrating on the key documents PropMate will generate. The "Lease Generator" wizard is taking shape, with property and tenant selection as its first step. Next is inputting financial details. I'm also building a monthly statement feature, where users can add line items and calculate totals with a print-ready view.*

### ***Designing App Structure***

*I've been solidifying the user flow and technical underpinnings. The landing page will go straight to the dashboard, with intuitive navigation to properties, tenants, and document generation. For document creation, users will have the option to generate a lease or monthly statement. PDF generation is off the table; instead, a print-friendly HTML view will be provided. Data will be stored in memory, not using localStorage for this demo. I will also incorporate an "Add Utility Purchase" action to handle electricity expenses.*

### ***Designing the Application Form***

*I'm currently fleshing out the structure of the tenant application form. The focus now is on defining required fields for personal details, contact information, and references. I'm exploring different layouts to ensure an intuitive user experience within the existing "PropMate" app structure. My main priority is a smooth, efficient process. I'm also considering potential integrations for validation.*

### ***Developing File Uploads***

*I've been working on simulating file uploads for ID, Passport, and banking details within the application form. I'm focusing on the functionality, ensuring these uploads properly update the internal state to "add a tenant". The context is the user wants a more expansive "Tenant Application" flow, not just the basic modal. I'm confident about the technical feasibility; Tailwind CSS will be used, interactive elements are key, placeholders won't be used, and image generation is unlikely, so a 5/5 score.*

### ***Constructing Application Flow***

*I'm now fully immersed in the application form's user interface. I'm building out distinct sections for Personal Info, Employment Info, and Uploads. While actual backend uploads are out of scope, I'm simulating the upload process: file inputs triggering a success state or thumbnail with a generic icon. Upon submitting the application, I'll need to validate the input and then add the tenant to the store.tenants list with a status update. Replacing the current modal is the next goal.*

### ***Finalizing Application Form Fields***

*I've been meticulously refining the essential fields for the tenant application form. I'm focusing on incorporating distinct sections for Personal Details, Employment Information, and required Document uploads with the key details of Name, ID Number, Phone, and Email, alongside Employer and Monthly Income. I've designed a user-friendly UI for file uploads that includes name display and simulated upload confirmation, which is great. I will be incorporating property preferences within the final step.*

### ***Integrating Lease Generation***

*I'm now integrating the application data into the lease generation process. I'm focusing on how the submitted data, including the simulated file uploads and tenant details, can seamlessly transition into a format compatible with our "Lease Generation" feature. I'm also planning to update the `app.saveTenant` function and adding a helper for file uploads.*

### ***Creating Tenant Profiles***

*I'm now focusing on a new "Tenant Profile" view, accessible after application submission. It will display all saved data, including the simulated "uploaded" IDs. Importantly, I'm ensuring all new form fields are correctly saved to the `store` to maintain data integrity. I'm also carefully preventing any disruption to existing functionalities. The revised code reflects a comprehensive tenant application form, integrating all the necessary interactive elements and file upload indicators.*

the room agreement template is specifically for room property type, That is t he lease that should come up with a room property type.

### ***Reviewing the Template***

*I'm currently focused on the room rental agreement and how it's linked to a specific template. I'm double-checking the code to see if it correctly utilizes the user's provided document. I'm paying close attention to variable assignment and how the information from the user is being implemented.*

### ***Enhancing Room Specificity***

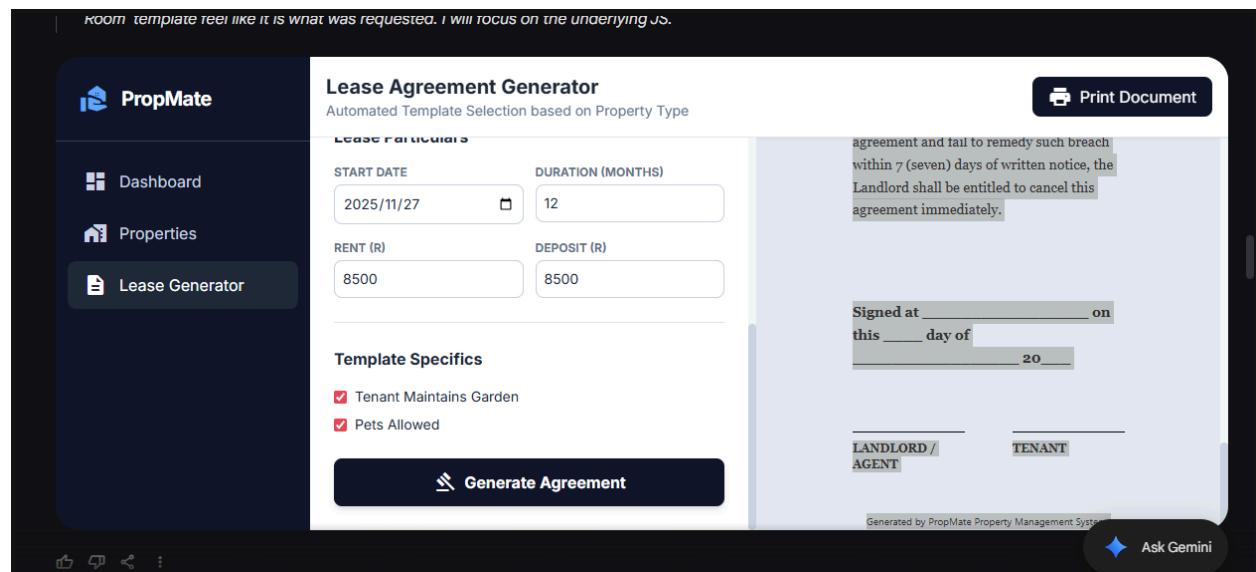
*I'm now diving deep into the Room template. The goal is to make it a robust base for South African room rentals. My update focuses on building a thorough `templates.Room` JavaScript object, including communal rules, house rules, and precise utility details. I'm prioritizing this detailed "source" template, ensuring it fully meets the user's specific "Room" property type requirements.*

### ***Tailoring Room Agreements***

*My primary focus is on refining the templates. Room template. I'm prioritizing the creation of a distinct "Room" agreement to address the user's focus on room rentals. I'm expanding the template with South African room-specific clauses, including exclusive and shared areas, house rules, and precise utility details. I'm also ensuring a robust logic mapping to activate this template when type === 'Room'. I will then rewrite the HTML to improve the layout and accessibility.*

## **Isolating 'Room' Template**

*I'm focused on isolating the "Room" template, making it feel like a unique document. I'm ensuring it's clearly distinct from others. My top priority is to make this 'Room' template feel like it is what was requested. I will focus on the underlying JS.*



# **Lease Agreement**

*Residential House Lease*

## **1. PARTIES**

1.1. The Landlord: John Doe (PropMate)  
Address: 123 Management Way, Polokwane

1.2. The Tenant: Sarah Nkosi  
ID: 8501010050081  
Contact: 082 555 1234

## **2. THE PREMISES (HOUSE)**

The Landlord lets to the Tenant the entire dwelling situated at 12 Oak Street, Bendor, Polokwane.

## **4. OBLIGATIONS OF THE TENANT**

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4.1. The Tenant shall maintain the interior of the premises in good order and repair, fair wear and tear excepted.

4.2. The Tenant is responsible for all municipal consumables (Water, Sewerage, Refuse) as billed by the municipality.

4.3. Garden: The Tenant shall keep the garden neat, tidy, and free of weeds at their own cost.

4.4. Pets: The Landlord grants permission for pets to be kept on the property.

## **3. LEASE PERIOD**

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The lease shall commence on 2025-11-27 and continue for a fixed period of 12 months.

## **3. RENT AND DEPOSIT**

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3.1. The monthly rental is R 8500, payable in advance on or before the 1st of each month.

3.2. A damage deposit of R 8500 is payable upon signature of this agreement.

3.3. The Tenant shall not withhold rent for any reason whatsoever.

## **BREACH**

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Should the Tenant fail to pay rent on the due date or breach any other term of this agreement and fail to remedy such breach within 7 (seven) days of written notice, the Landlord shall be entitled to cancel this agreement immediately.

**Signed at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_**

**Landlord / Agent**

**Tenant**

Generated by PropMate Property Management Systems

THIS IS rental agreement form template form for room property types: RESIDENTIAL  
ROOM RENTAL AGREEMENT

CLAUSE

1: PARTIES INVOLVED

Landlord

(Lessor):

• Full

Name:

- 
- ID

Number:

---

- Physical

Address:

---

- Contact

Number:

---

Tenant

(Lessee):

- Full

Name:

---

- ID

Number:

---

- Contact

Number:

---

- Email

Address:

---

(Tenant

Initials: \_\_\_\_\_)

CLAUSE

## 2: PROPERTY DESCRIPTION AND LEASE

2.1 The Landlord hereby lets to the

Tenant the following property:

- Full

Address:

---

- Private

Space (Rented Room):

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(Describe the

specific room, e.g., "Bedroom 1, upstairs, including built-in  
cupboards")

- Shared

Spaces:

---

(List common areas

e.g., "Kitchen, main bathroom, lounge, garden, and shared outside

sink")

2.2 The lease shall commence on

\_\_\_\_\_ [Start Date] and continue for a fixed period until  
\_\_\_\_\_ [End Date].

CLAUSE

3: RENTAL AND DEPOSIT

3.1 The monthly rent is R

\_\_\_\_\_ (Rand), payable in advance on or before the 1st day of  
each month.

3.2 Payment shall be made to:

- Bank: \_\_\_\_\_
- Account

Name:

- \_\_\_\_\_
- Account

Number:

- \_\_\_\_\_
- Branch

Code:

3.3 A refundable security deposit of R

\_\_\_\_\_ is required. The deposit will be invested in an  
interest-bearing account and refunded within 14-21 days of lease termination,  
minus permitted deductions.

CLAUSE

4: ADDITIONAL AMOUNTS (UTILITIES)

4.1 Utilities (water, electricity, waste,  
etc.) are:

- Included

in Rent

- Additional

Charges: Tenant is liable

for costs arising from Tenant-caused damage, lost keys, or cleaning beyond fair  
wear and tear.

- Abandonment If the Tenant abandons the premises,  
the Landlord may secure the property and recover costs from the Tenant.

7.3 A late payment penalty of R

\_\_\_\_\_ will be charged if rent is overdue.

CLAUSE

8: NOTICES AND PERSONAL INFORMATION

8.1

Notices All notices must

be in writing and delivered to the addresses or emails provided in Clause  
Parties Involved. Notices are effective on delivery.

## 8.2

POPIA Protection of Personal Information Clause The Landlord collects and processes the Tenant's personal information for tenancy management purposes only including screening, rent collection, emergency contact and debt recovery. Data will be stored securely and used only for lease-related purposes. Personal information will not be shared except where required by law or with the Tenant's consent. The Tenant may request access to, correction of, or deletion of personal information as permitted by POPIA.

## CLAUSE 9: GENERAL

### 9.1 Entire Agreement

This document, including Annexures A, B and C, is the entire Agreement between the parties.

## 9.2

Severability If any provision is invalid, the remainder remains in force.

(Tenant

Initials: \_\_\_\_\_)

Signatures THUS SIGNED AT [\_\_\_\_\_]  
ON THIS [ ] DAY OF [ ] 20[ ].

Landlord

Signature:

\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Name Printed:  
[\_\_\_\_\_]

Tenant

Signature:

\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Name Printed:  
[\_\_\_\_\_]

## ANNEXURE A:

### INVENTORY LIST

(To be completed,  
printed, and signed jointly on the day of occupation)

Room  
No / Name:

---

Item  
Location

Item  
Description

Quantity

Condition  
(New/Good/Fair/Poor)

Serial  
No. / Notes

Private  
Room

Door  
Keys

---

---

Private  
Room

Door  
Lock/Handle

1

---

Private  
Room

Window  
Handles

---

---

Private  
Room

Light  
Fittings

---

---

Private  
Room

Built-in  
Cupboards

---

---

Private  
Room

Floor  
(Carpet/Tile)

---

---

Private  
Room

Furniture  
(Bed/Desk)

---

---

Shared  
Space

Kitchen  
Stove

1

---

Shared  
Space

Outside  
Sink

1

---

Check  
taps functioning

Shared  
Space

Washing  
Machine

---

---

Landlord Signature: \_\_\_\_\_ Tenant

Signature: \_\_\_\_\_

## ANNEXURE

### B: HOUSE RULES

1.

#### Occupancy and Use

- Maximum

Occupants: The room is

restricted to a maximum of \_\_\_\_\_ occupants.

- Business

Use Banned: Premises are for  
residential use only.

- Good

#### Neighbourliness:

Noise must be kept reasonable; no nuisance behavior is permitted.

- Shared

#### Sink Outside Keep the shared

sink clean after use; do not store hazardous materials; report blockages  
immediately.

- No

#### Agricultural Activities

No planting, keeping of livestock, or other agricultural activities are  
permitted.

2.

#### Security

- All

external gates and external doors must be closed and locked at all times.

- Do

not share access keys or remotes.

- Do

not admit unknown persons.

- Report

security incidents to the Landlord immediately.

- Tenant

must take reasonable steps to secure the Private Space when absent.

3.

#### Pets

- Pet

Policy: Pets are prohibited unless the Landlord provides prior express written approval.

#### 4. Maintenance and Condition

- Maintenance

of Interior Unit:

Tenant is responsible for keeping their private room clean and well-maintained.

- External

Units: Installation of

external units is prohibited without consent.

- Damage/Alterations: Tenant is liable for damage caused beyond fair wear and tear.

#### 5.

#### Safety & Legal

- Fire

Protection: No tampering with fire equipment; limited use of open flames.

- Loss/Damage/Injury: The Landlord is not liable for Tenant's losses (Tenants should get insurance).

- Breach

of Law and House Rules:

A breach is considered a material breach of the Lease.

#### 6.

#### Termination

- Early

Termination by Tenant

If the Tenant terminates early, the Tenant remains liable for rent until lawful termination and until a replacement tenant is found, subject to the Rental Housing Act.

- Abandonment If the Tenant abandons the premises, the Landlord may secure the property and recover costs from the Tenant.

(Tenant

Initials: \_\_\_\_\_)

#### ANNEXURE C: DEFECTS

#### LIST / INGRESS INSPECTION REPORT

(To be completed,  
printed, and signed jointly on the day of occupation)

Instruction: Record ANY

occupation day.

One-line entries only.

Item

Existing  
Defect

Photo  
Ref

Signed  
L / T

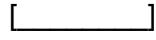
Walls



[Photo  
1]

L:  
       T:       

Floor



[Photo  
2]

L:  
\_\_\_\_\_ T: \_\_\_\_\_

Windows

[\_\_\_\_\_]

[Photo  
3]

L:  
\_\_\_\_\_ T: \_\_\_\_\_

Doors  
Locks

[\_\_\_\_\_]

[Photo  
4]

L: \_\_\_\_\_ T: \_\_\_\_\_

Plumbing

[\_\_\_\_\_]

[Photo  
5]

L: \_\_\_\_\_ T: \_\_\_\_\_

Electrical

[\_\_\_\_\_]

[Photo  
6]

L: \_\_\_\_\_ T: \_\_\_\_\_

Other

[\_\_\_\_\_]

[Photo  
—]

L: \_\_\_\_\_ T: \_\_\_\_\_

Landlord Signature: \_\_\_\_\_  
Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

KEY

HANOVER FORM

Keys handed Front

gate  Front door  Room key  Remote  Date \_\_\_\_ / \_\_\_\_ /  
\_\_\_\_ Time \_\_\_\_

Landlord Signature:

\_\_\_\_\_ Tenant Signature: \_\_\_\_\_

INCOMING

INSPECTION CHECKLIST

• Room

clean and lockable Yes No

• Windows

intact Yes No

• Electrics

working Yes No

• Water

supply and pressure Yes No

- Shared sink outside functional Yes No
  - Gates operational and lockable Yes No

Landlord Signature: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## **Revising the Application**

*I'm currently focused on refactoring the PropMate lease generator. My goal is to allow it to dynamically adapt to different property types like rooms, houses, shacks, and land. This involves a significant overhaul of the existing structure to create a flexible framework.*

# **Refining Template Logic**

*I'm now fully immersed in the "Room" template integration. I've parsed the given text into an HTML structure and mapped the dynamic fields to the user input form. The Annexures are also integrated. The key now is ensuring Clause 2 accurately reflects the "Room" context, differentiating between private and shared spaces. Next, I'll address Annexure B and then move on to the adaptation for the House, Shack, and Land property types. This initial "Room" implementation serves as the foundational base.*

# ***Developing Property Templates***

I'm now focusing on deriving the "House" template, building upon the "Room" structure. I'm tweaking Clause 2 to reflect the entire property and removing shared space references. I've also modified Annexure B to reflect the house specifics. Next, I'll tailor Annexure A for general house inventory. Then, I'll address the "Shack" template by modifying Clause 2 to reflect its temporary nature and integrating "Fire Safety" clauses.

## *Expanding Property Types*

I'm now integrating the dynamic options into the templates, ensuring that features like "Wifi" or "Furnished" are correctly injected. I'm also addressing the specific adaptations for each clause across the different property types. I'm focusing on clause 2 which differentiates the property, like defining a room as shared or private, and ensuring the correct wording is included. I'm updating Clause 4 regarding utilities. Additionally, I'm adapting the Annexures, customizing table rows for house, shack, and land. Lastly, I'm setting up the necessary input fields in the form.

## **Architecting the Core**

I'm now establishing the "Master Template" function. The strategy is to build a core structure in JavaScript that takes the property type as input. This template will house clauses 1, 3, 5-9 and Annexure C. Based on the "type" parameter, Clause 2, Clause 4, Annexure A, and Annexure B will be dynamically populated. This will centralize the application's core logic. The goal is to build the HTML for the structure.

The screenshot shows the PropMate platform with the 'Lease Generator' selected in the sidebar. The main area displays a 'Room Rental Template' configuration for a shared residential property. It includes fields for 'SELECT TENANT' (Sarah Nkosi) and 'SELECT PROPERTY' (Room 1 (Backyard) (Room)). Below these are 'Lease Particulars' with 'START DATE' and 'END DATE' fields. On the right, there are legal notices and a clause section. A 'Print Document' button is at the top right.

The screenshot shows the PropMate platform with the 'Lease Generator' selected. The main area displays 'Lease Particulars' with start date 2025/11/27 and end date 2026/11/27, rent of R 800, and deposit of R 800. Below this is a 'Specific Details' section with a checked checkbox for 'Has valid electrical connection?'. A 'Generate Agreement' button is at the bottom. On the right, it shows a address (88, Mankweng) and a detailed description of the property as a temporary structure/dwelling ('Shack') situated at that address, leased "Voetstoots" (as is). It also lists the lease commencement date (2025-11-27) and duration until 2026-11-27. A 'CLAUSE 3: RENTAL AND DEPOSIT' section is shown with sub-points 3.1 and 3.2. A 'Bank' information box is present, and an 'Ask Gemini' button is at the bottom right. A note at the bottom states: 'Gemini can make mistakes, so double-check it'.

## TEMPORARY STRUCTURE LEASE AGREEMENT

### CLAUSE 1: PARTIES INVOLVED

#### Landlord (Lessor):

Name: John Doe

ID: 8001015009087

Address: 123 Management Way, Polokwane

Contact: 082 000 0000

**Tenant (Lessee):**

Name: Sarah Nkosi

ID: 9501010050081

Contact: 082 555 1234

Email: sarah@mail.com

**CLAUSE 2: PROPERTY DESCRIPTION AND LEASE**

2.1 The Landlord hereby lets to the Tenant the following property:

- Address/Location: Structure 4, Plot 88, Mankweng
- Description: The temporary structure/dwelling ("Shack") situated at the above address, leased "Voetstoots" (as is).

2.2 The lease shall commence on 2025-11-27 and continue for a fixed period until 2026-11-27.

**CLAUSE 3: RENTAL AND DEPOSIT**

3.1 The monthly rent is R 800, payable in advance on or before the 1st day of each month.

3.2 Payment shall be made to:

Bank: Capitec Bank

Account Name: J Doe Properties

Account Number: 1234567890

Branch Code: 470010

3.3 A refundable security deposit of R 800 is required. Refundable within 14-21 days of termination minus deductions.

**CLAUSE 4: UTILITIES & ADDITIONAL AMOUNTS**

4.1 Utilities:

- Water/Electricity: Not provided unless expressly agreed in writing.
- Abandonment: If the Tenant abandons the premises, the Landlord may secure the property and recover costs from the Tenant.

4.3 A late payment penalty of R 200.00 will be charged if rent is overdue.

**CLAUSE 8: NOTICES AND PERSONAL INFORMATION**

8.1 Notices: All notices must be in writing and delivered to the addresses provided in Clause 1. Notices are effective on delivery.

8.2 POPIA: The Landlord collects and processes the Tenant's personal information for tenancy management purposes only (screening, rent collection, debt recovery). Data will be stored securely and not shared except where required by law.

**CLAUSE 9: GENERAL**

9.1 Entire Agreement: This document, including Annexures A, B and C, is the entire Agreement.

9.2 Severability: If any provision is invalid, the remainder remains in force.

**Signatures**

THUS SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_.

**Landlord Signature**

**Tenant Signature**

## **ANNEXURE A: INVENTORY LIST**

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*(To be completed and signed jointly on occupation)*

<b>Location</b>	<b>Item</b>	<b>Qty</b>	<b>Condition</b>
Main Bedroom	Door Keys		
Lounge	Light Fittings		
Kitchen	Floor/Tiles		
Exterior	Outside Sink/Taps	1	

## **ANNEXURE B: HOUSE RULES**

### **1. Safety & Occupancy**

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- **Fire Safety: No open flames unattended. Use of paraffin stoves requires extreme caution.**
- Electricity: Use only approved connections.
- Extensions: No extending the structure without permission.

### **2. Security & Pets**

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- Security: Keep gates locked. Do not admit unknown persons.
- Pets: Prohibited unless the Landlord provides prior express written approval.

## **ANNEXURE C: DEFECTS LIST**

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shack agreement template should be updated, most shacks have electricity not included in rent Annexure B should be the same as room property type annexure , all shacks have 1 room, customize Annexure a and c for a shack,

### **Refining Shack Template**

*I'm currently working on updating the "Shack" agreement template within our lease generator. The primary focus is the electricity clause; it appears electricity is usually not included. This will impact wording and potentially necessitate an additional charge*

*setup. I'm considering how this change impacts other aspects of the template to maintain consistency.*

### **Defining Shack Specifics**

*I'm now diving into the specifics of a "Shack" type. The critical areas are becoming clear. Electricity, as we discussed, needs clarification, likely prepaid or sub-meter. Annexure B will mimic the "Room" rules, saving us effort and reinforcing shared space expectations. I'll need a distinct Annexure A and C. A and C must address shack-specific items, like corrugated iron, leaks, and outdoor fixtures.*

### **Developing Shack Specific Clauses**

*I'm presently building out Annexure C, the defects list for Shack, adding items like roof leaks, drafts/holes, door lock and electrical sockets. I've also incorporated the specific wording for Clause 2 (Property Description), explicitly stating it's a one-room structure, and Clause 4 (Utilities), clarifying that electricity is prepaid or metered and not included. For Annexure B, I'm just reusing text from the "Room" template, and Annexure A is getting an inventory, addressing keys, padlock, roof, floor, window and electrical box.*

### **Codifying Annexure B**

*I've got Annexure B for the Shack template coded, and it's a perfect clone of the Room template's version, exactly as you wanted. It's now baked into the Shack template structure. I'm focusing on ensuring this code integration aligns perfectly with our existing systems, now.*

## **TEMPORARY STRUCTURE (SHACK) RENTAL AGREEMENT**

### **CLAUSE 1: PARTIES INVOLVED**

#### **Landlord (Lessor):**

Name: John Doe

ID: 8001015009087

Address: 123 Management Way, Polokwane

Contact: 082 000 0000

#### **Tenant (Lessee):**

Name: Sarah Nkosi

ID: 9501010050081

Contact: 082 555 1234

Email: sarah@mail.com

### **CLAUSE 2: PROPERTY DESCRIPTION AND LEASE**

2.1 The Landlord hereby lets to the Tenant the following property:

- Address/Location: Structure 4, Plot 88, Mankweng

- Description: The single-room temporary structure ("Shack") situated at the above address, leased "Voetstoots" (as is).
- Shared Spaces: Communal outside sink, washing lines, and garden/yard areas.

2.2 The lease shall commence on 2025-11-27 and continue for a fixed period until 2026-11-27.

### **CLAUSE 3: RENTAL AND DEPOSIT**

3.1 The monthly rent is R 800, payable in advance on or before the 1st day of each month.

3.2 Payment shall be made to:

Bank: Capitec Bank  
Account Name: J Doe Properties  
Account Number: 1234567890  
Branch Code: 470010

3.3 A refundable security deposit of R 800 is required. Refundable within 14-21 days of termination minus deductions.

### **CLAUSE 4: UTILITIES & ADDITIONAL AMOUNTS**

4.1 Utilities (water, electricity, waste, etc.) are:

- Electricity: Prepaid/Metered (NOT included in rent). Tenant to purchase own units.
- Water: Included (Communal Tap).
- Waste: Tenant to use designated bins.

4.2 Abandonment: If the Tenant abandons the premises, the Landlord may secure the property and recover costs from the Tenant.

4.3 A late payment penalty of R 200.00 will be charged if rent is overdue.

### **CLAUSE 8: NOTICES AND PERSONAL INFORMATION**

8.1 Notices: All notices must be in writing and delivered to the addresses provided in Clause 1. Notices are effective on delivery.

8.2 POPIA: The Landlord collects and processes the Tenant's personal information for tenancy management purposes only (screening, rent collection, debt recovery). Data will be stored securely and not shared except where required by law.

### **CLAUSE 9: GENERAL**

9.1 Entire Agreement: This document, including Annexures A, B and C, is the entire Agreement.

9.2 Severability: If any provision is invalid, the remainder remains in force.

#### **Signatures**

THUS SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_.

**Landlord Signature**

**Tenant Signature**

### **ANNEXURE A: INVENTORY LIST**

*(To be completed and signed jointly on occupation)*

<b>Location</b>	<b>Item</b>	<b>Qty</b>	<b>Condition</b>
Structure	Door / Padlock	1	
Structure	Roof Sheets (Leaks?)	All	
Structure	Window / Glass		
Interior	Electrical DB / Socket	1	
Interior	Floor (Concrete)	1	
Exterior	Communal Tap	1	

## **ANNEXURE B: HOUSE RULES**

---

### **1. Occupancy and Use**

- Maximum Occupants: The unit is restricted to a maximum of \_\_\_\_\_ occupants.
- Business Use Banned: Premises are for residential use only.
- Good Neighbourliness: Noise must be kept reasonable; no nuisance behavior is permitted.
- Shared Sink Outside: Keep the shared sink clean after use; do not store hazardous materials; report blockages immediately.
- No Agricultural Activities: No planting, keeping of livestock, or other agricultural activities are permitted.

---

### **2. Security**

- All external gates and external doors must be closed and locked at all times.
- Do not share access keys or remotes.
- Do not admit unknown persons.
- Report security incidents to the Landlord immediately.

---

### **3. Pets**

- Pet Policy: Pets are prohibited unless the Landlord provides prior express written approval.

---

### **4. Maintenance**

- Maintenance of Unit: Tenant is responsible for keeping their room/shack clean and well-maintained.
- External Units: Installation of external units is prohibited without consent.

## 5. Safety & Termination

- Fire Protection: No tampering with fire equipment; limited use of open flames.
- Early Termination: Tenant remains liable for rent until lawful termination and replacement tenant found.

## ANNEXURE C: DEFECTS LIST

Item	Existing Defect (Note Details)	Sign L / T
Roof (Leaks)		
Walls (Drafts/Holes)		
Door / Hinges		
Electrical Box		
Floor Integrity		

Codifying Annexure B

I've got Annexure B for the Shack template coded, and it's a perfect clone of the Room template's version, exactly as you wanted. It's now baked into the Shack template structure. I'm focusing on ensuring this code integration aligns perfectly with our existing systems, now!


**PropMate**

- Dashboard
- Properties
- Lease Generator

**Lease Agreement Generator**  
Automated Template Adaptation (Room / House / Shack / Land)

**SELECT PROPERTY**

■ Unit 4 (Shack) (Shack)

-- Select Property --

Room 1 (Backyard) (Room)

12 Oak Street (House)

■ Unit 4 (Shack) (Shack)

Plot 45B (Land)

**RENT (R)**      **DEPOSIT (R)**

800

800

■ **Early Termination:** Tenant remains liable for rent until lawful termination and replacement tenant found.

**ANNEXURE C: DEFECTS LIST**

Item	Existing Defect (Note Details)	Sign L / T
Roof (Leaks)		
Walls (Drafts/Holes)		
Door / Hinges		
Electrical Box		

Gemini can make mistakes, so double-check it

Ask Gemini

**Codifying Annexure B**

I've got Annexure B for the Shack template coded, and it's a perfect clone of the Room template's version, exactly as you wanted. It's now baked into the Shack template structure. I'm focusing on ensuring this code integration aligns perfectly with our existing systems, now.

**Lease Agreement Generator**  
Automated Template Adaptation (Room / House / Shack / Land)

**SELECT PROPERTY**

Unit 4 (Shack) (Shack)

-- Select Property --  
Room 1 (Backyard) (Room)  
12 Oak Street (House)  
**Unit 4 (Shack) (Shack)**  
Plot 45B (Land)

RENT (R) 800 DEPOSIT (R) 800

Specific Details

Gemini can make mistakes, so double-check it

**Print Document**

- **Early Termination:** Tenant remains liable for rent until lawful termination and replacement tenant found.

**ANNEXURE C: DEFECTS LIST**

Item	Existing Defect (Note Details)	Sign L / T
Roof (Leaks)		
Walls (Drafts/Holes)		
Door / Hinges		
Electrical Box		

Ask Gemini

**Codifying Annexure B**

I've got Annexure B for the Shack template coded, and it's a perfect clone of the Room template's version, exactly as you wanted. It's now baked into the Shack template structure. I'm focusing on ensuring this code integration aligns perfectly with our existing systems, now.

**Lease Agreement Generator**  
Automated Template Adaptation (Room / House / Shack / Land)

**SELECT PROPERTY**

Unit 4 (Shack) (Shack)

-- Select Property --  
Room 1 (Backyard) (Room)  
12 Oak Street (House)  
**Unit 4 (Shack) (Shack)**  
Plot 45B (Land)

RENT (R) 800 DEPOSIT (R) 800

Specific Details

Gemini can make mistakes, so double-check it

**Print Document**

- **Early Termination:** Tenant remains liable for rent until lawful termination and replacement tenant found.

**ANNEXURE C: DEFECTS LIST**

Item	Existing Defect (Note Details)	Sign L / T
Roof (Leaks)		
Walls (Drafts/Holes)		
Door / Hinges		
Electrical Box		

Ask Gemini

## VACANT LAND LEASE AGREEMENT

### CLAUSE 1: PARTIES INVOLVED

#### **Landlord (Lessor):**

Name: John Doe

ID: 8001015009087

Address: 123 Management Way, Polokwane

Contact: 082 000 0000

#### **Tenant (Lessee):**

Name: Sarah Nkosi

ID: 9501010050081

Contact: 082 555 1234  
Email: sarah@mail.com

## CLAUSE 2: PROPERTY DESCRIPTION AND LEASE

2.1 The Landlord hereby lets to the Tenant the following property:

- Address/Location: Stand 45B, Moletjie
- Description: The vacant stand/plot identified above. No permanent structures are included.

2.2 The lease shall commence on 2025-11-27 and continue for a fixed period until 2026-11-27.

## CLAUSE 3: RENTAL AND DEPOSIT

3.1 The monthly rent is R 1200, payable in advance on or before the 1st day of each month.

3.2 Payment shall be made to:

Bank: Capitec Bank  
Account Name: J Doe Properties  
Account Number: 1234567890  
Branch Code: 470010

3.3 A refundable security deposit of R 1200 is required.

## CLAUSE 4: UTILITIES & ADDITIONAL AMOUNTS

4.1 Utilities:

- Water/Electricity: Not provided unless expressly agreed in writing.

4.2 Abandonment: If the Tenant abandons the premises, the Landlord may secure the property and recover costs from the Tenant.

4.3 A late payment penalty of R 200.00 will be charged if rent is overdue.

## CLAUSE 5: OBLIGATIONS & HOUSE RULES

5.1 The Tenant agrees to abide by the House Rules attached hereto as Annexure B.

5.2 The Tenant shall maintain the premises in a clean and sanitary condition at all times.

## CLAUSE 6: BREACH & TERMINATION

6.1 Should the Tenant fail to pay rent on the due date or breach any term of this agreement and fail to remedy such breach within 7 (seven) days of written notice, the Landlord shall be entitled to cancel this agreement.

## CLAUSE 7: NOTICES AND PERSONAL INFORMATION

7.1 Notices: All notices must be in writing and delivered to the addresses provided in Clause 1. Notices are effective on delivery.

7.2 POPIA: The Landlord collects and processes the Tenant's personal information for tenancy management purposes only (screening, rent collection, debt recovery). Data will be stored securely and not shared except where required by law.

## CLAUSE 8: GENERAL

8.1 Entire Agreement: This document, including Annexures A, B and C, is the entire Agreement.

8.2 Severability: If any provision is invalid, the remainder remains in force.

**Signatures**

THUS SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_.

**Landlord Signature**

**Tenant Signature**

## **ANNEXURE A: INVENTORY LIST**

*(To be completed and signed jointly on occupation)*

<b>Location</b>	<b>Item</b>	<b>Qty</b>	<b>Condition</b>
Private Room	Door Keys		
Private Room	Light Fittings		
Private Room	Floor/Tiles		
Shared Space	Outside Sink/Taps	1	

## **ANNEXURE B: HOUSE RULES**

### **1. Use of Land**

- Cleanliness: Keep land clear of refuse and tall grass.
- Structures: NO structures permitted.
- Illegal Dumping: Strictly prohibited.

## **ANNEXURE C: DEFECTS LIST**

<b>Item</b>	<b>Existing Defect (Note Details)</b>	<b>Sign L / T</b>
Walls		
Windows		
Plumbing		

Electrical		
------------	--	--

## RESIDENTIAL ROOM RENTAL AGREEMENT

### CLAUSE 1: PARTIES INVOLVED

**Landlord (Lessor):**

Name: John Doe  
ID: 8001015009087  
Address: 123 Management Way, Polokwane  
Contact: 082 000 0000

**Tenant (Lessee):**

Name: Sarah Nkosi  
ID: 9501010050081  
Contact: 082 555 1234  
Email: sarah@mail.com

### CLAUSE 2: PROPERTY DESCRIPTION AND LEASE

2.1 The Landlord hereby lets to the Tenant the following property:

- Full Address: 15 Church St, Polokwane
- Private Space (Rented Room): Bedroom 1, upstairs, including built-in cupboards
- Shared Spaces: Kitchen, main bathroom, lounge, garden

2.2 The lease shall commence on 2025-11-27 and continue for a fixed period until 2026-11-27.

### CLAUSE 3: RENTAL AND DEPOSIT

3.1 The monthly rent is R 2500, payable in advance on or before the 1st day of each month.

3.2 Payment shall be made to:

Bank: Capitec Bank  
Account Name: J Doe Properties  
Account Number: 1234567890  
Branch Code: 470010

3.3 A refundable security deposit of R 2500 is required.

## **CLAUSE 4: UTILITIES & ADDITIONAL AMOUNTS**

4.1 Utilities (water, electricity, waste, etc.) are:

- Included in Rent (unless excessive usage is noted).
- Additional Charges: Tenant is liable for costs arising from Tenant-caused damage, lost keys, or cleaning beyond fair wear and tear.

4.2 Abandonment: If the Tenant abandons the premises, the Landlord may secure the property and recover costs from the Tenant.

4.3 A late payment penalty of R 200.00 will be charged if rent is overdue.

## **CLAUSE 5: OBLIGATIONS & HOUSE RULES**

5.1 The Tenant agrees to abide by the House Rules attached hereto as Annexure B.

5.2 The Tenant shall maintain the premises in a clean and sanitary condition at all times.

## **CLAUSE 6: BREACH & TERMINATION**

6.1 Should the Tenant fail to pay rent on the due date or breach any term of this agreement and fail to remedy such breach within 7 (seven) days of written notice, the Landlord shall be entitled to cancel this agreement.

## **CLAUSE 7: NOTICES AND PERSONAL INFORMATION**

7.1 Notices: All notices must be in writing and delivered to the addresses provided in Clause 1. Notices are effective on delivery.

7.2 POPIA: The Landlord collects and processes the Tenant's personal information for tenancy management purposes only (screening, rent collection, debt recovery). Data will be stored securely and not shared except where required by law.

## **CLAUSE 8: GENERAL**

8.1 Entire Agreement: This document, including Annexures A, B and C, is the entire Agreement.

8.2 Severability: If any provision is invalid, the remainder remains in force.

### **Signatures**

THUS SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_.

**Landlord Signature**

**Tenant Signature**

## **ANNEXURE A: INVENTORY LIST**

*(To be completed and signed jointly on occupation)*

<b>Location</b>	<b>Item</b>	<b>Qty</b>	<b>Condition</b>
Private Room	Door Keys		
Private Room	Light Fittings		
Private Room	Floor/Tiles		
Shared Space	Outside Sink/Taps	1	

## **ANNEXURE B: HOUSE RULES**

---

### **1. Occupancy and Use**

- Maximum Occupants: The unit is restricted to a maximum of \_\_\_\_\_ occupants.
- Business Use Banned: Premises are for residential use only.
- Good Neighbourliness: Noise must be kept reasonable; no nuisance behavior is permitted.
- Shared Sink Outside: Keep the shared sink clean after use; do not store hazardous materials; report blockages immediately.
- No Agricultural Activities: No planting, keeping of livestock, or other agricultural activities are permitted.

---

### **2. Security**

- All external gates and external doors must be closed and locked at all times.
- Do not share access keys or remotes.
- Do not admit unknown persons.
- Report security incidents to the Landlord immediately.

---

### **3. Pets**

- Pet Policy: Pets are prohibited unless the Landlord provides prior express written approval.

---

### **4. Maintenance**

- Maintenance of Unit: Tenant is responsible for keeping their room/shack clean and well-maintained.
- External Units: Installation of external units is prohibited without consent.

---

### **5. Safety & Termination**

- Fire Protection: No tampering with fire equipment; limited use of open flames.
- Early Termination: Tenant remains liable for rent until lawful termination and replacement tenant found.

## ANNEXURE C: DEFECTS LIST

Item	Existing Defect (Note Details)	Sign L / T
Walls		
Windows		
Plumbing		
Electrical		

The screenshot shows the PropMate platform's lease agreement generator. On the left sidebar, 'Lease Generator' is selected. The main area displays the 'House Rental Template' configuration, which is set up for a residential property. To the right, the 'ANNEXURE C: DEFECTS LIST' is shown in a modal or expanded view, containing the same table as above. The table rows correspond to the items listed in Annexure C.

Item	Existing Defect (Note Details)	Sign L / T
Walls (Paint/Cracks)		
Windows (Glass/Handles)		
Plumbing (Leaks/Taps)		
Electrical (Lights/Plugs)		
Roof / Ceilings		

## RESIDENTIAL HOUSE LEASE AGREEMENT

### CLAUSE 1: PARTIES INVOLVED

#### Landlord (Lessor):

Name: John Doe  
ID: 8001015009087  
Address: 123 Management Way, Polokwane  
Contact: 082 000 0000

#### Tenant (Lessee):

Name: Sarah Nkosi  
ID: 9501010050081  
Contact: 082 555 1234  
Email: sarah@mail.com

### CLAUSE 2: PROPERTY DESCRIPTION AND LEASE

**2.1** The Landlord hereby lets to the Tenant the following property:

- Full Address: 12 Oak Street, Bendor, Polokwane
- Description: The entire residential dwelling including all keys, locks, and fixtures.

**2.2** The lease shall commence on 2025-11-27 and continue for a fixed period until 2026-11-27.

### **CLAUSE 3: RENTAL AND DEPOSIT**

**3.1** The monthly rent is R 8500, payable in advance on or before the 1st day of each month.

**3.2** Payment shall be made to:

Bank: Capitec Bank  
Account Name: J Doe Properties  
Account Number: 1234567890  
Branch Code: 470010

**3.3** A refundable security deposit of R 8500 is required.

### **CLAUSE 4: UTILITIES & ADDITIONAL AMOUNTS**

**4.1** Utilities (water, electricity, waste, etc.) are:

- Excluded from Rent: The Tenant is responsible for the monthly payment of Water, Refuse, and Sewerage as per the municipal account.
- Electricity: Prepaid (Tenant's cost) or Municipal Bill (Tenant's liability).

**4.2** Abandonment: If the Tenant abandons the premises, the Landlord may secure the property and recover costs from the Tenant.

**4.3** A late payment penalty of R 200.00 will be charged if rent is overdue.

### **CLAUSE 5: OBLIGATIONS & HOUSE RULES**

**5.1** The Tenant agrees to abide by the House Rules attached hereto as Annexure B.

**5.2** The Tenant shall maintain the premises in a clean and sanitary condition at all times.

### **CLAUSE 6: BREACH & TERMINATION**

**6.1** Should the Tenant fail to pay rent on the due date or breach any term of this agreement and fail to remedy such breach within 7 (seven) days of written notice, the Landlord shall be entitled to cancel this agreement.

### **CLAUSE 7: NOTICES AND PERSONAL INFORMATION**

**7.1** Notices: All notices must be in writing and delivered to the addresses provided in Clause 1. Notices are effective on delivery.

**7.2** POPIA: The Landlord collects and processes the Tenant's personal information for tenancy management purposes only (screening, rent collection, debt recovery). Data will be stored securely and not shared except where required by law.

### **CLAUSE 8: GENERAL**

**8.1** Entire Agreement: This document, including Annexures A, B and C, is the entire Agreement.

**8.2** Severability: If any provision is invalid, the remainder remains in force.

### **Signatures**

THUS SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_.

**Landlord Signature**

**Tenant Signature**

## **ANNEXURE A: INVENTORY LIST**

---

*(To be completed and signed jointly on occupation)*

<b>Location</b>	<b>Item</b>	<b>Qty</b>	<b>Condition</b>
Entrance	All Keys / Remotes	Set	
Lounge	Floors / Carpets		
Kitchen	Stove / Oven	1	
Kitchen	Cupboards / Hinges	All	
Bedrooms	Built-in Cupboards	All	
Bathroom	Toilet / Basin / Shower	All	
Exterior	Garden Condition		

## **ANNEXURE B: HOUSE RULES**

### **1. Occupancy and Use**

---

- Maximum Occupants: The house is restricted to a maximum of \_\_\_\_\_ occupants (Family).
- Business Use Banned: Premises are for residential use only.
- Good Neighbourliness: Noise must be kept reasonable.

### **2. Security**

---

- All external gates and external doors must be closed and locked when entering/exiting.
- Tenant must ensure the alarm system (if applicable) is armed when absent.

### **3. Maintenance**

---

- Interior: Tenant is responsible for keeping the interior clean and well-maintained.
- Garden/Yard: Tenant is responsible for maintaining the garden and keeping the yard tidy.
- Damage: Tenant is liable for damage caused beyond fair wear and tear.

## ANNEXURE C: DEFECTS LIST

Item	Existing Defect (Note Details)	Sign L / T
Walls (Paint/Cracks)		
Windows (Glass/Handles)		
Plumbing (Leaks/Taps)		
Electrical (Lights/Plugs)		
Roof / Ceilings		

**RESIDENTIAL ROOM RENTAL AGREEMENT**

**CLAUSE 1: PARTIES INVOLVED**

**Landlord (Lessor):**  
Name: John Doe  
ID: 8001015009087

**Tenant (Lessee):**  
Name: Sarah Nkosi  
ID: 9501010050081

Contact: 082123456789

Ask Gemini

## RESIDENTIAL ROOM RENTAL AGREEMENT

### CLAUSE 1: PARTIES INVOLVED

#### **Landlord (Lessor):**

Name: John Doe

ID: 8001015009087

Address: 123 Management Way, Polokwane

Contact: 082 000 0000

**Tenant (Lessee):**

Name: Sarah Nkosi

ID: 9501010050081

Contact: 082 555 1234

Email: sarah@mail.com

**CLAUSE 2: PROPERTY DESCRIPTION AND LEASE**

2.1 The Landlord hereby lets to the Tenant the following property:

- Full Address: 15 Church St, Polokwane
- Private Space (Rented Room): Bedroom 1, upstairs, including built-in cupboards
- Shared Spaces: Kitchen, main bathroom, lounge, garden

2.2 The lease shall commence on 2025-11-27 and continue for a fixed period until 2026-11-27.

**CLAUSE 3: RENTAL AND DEPOSIT**

3.1 The monthly rent is R 2500, payable in advance on or before the 1st day of each month.

3.2 Payment shall be made to:

Bank: Capitec Bank

Account Name: J Doe Properties

Account Number: 1234567890

Branch Code: 470010

3.3 A refundable security deposit of R 2500 is required.

**CLAUSE 4: UTILITIES & ADDITIONAL AMOUNTS**

4.1 Utilities (water, electricity, waste, etc.) are:

- Included in Rent (unless excessive usage is noted).
- Additional Charges: Tenant is liable for costs arising from Tenant-caused damage, lost keys, or cleaning beyond fair wear and tear.

4.2 Abandonment: If the Tenant abandons the premises, the Landlord may secure the property and recover costs from the Tenant.

4.3 A late payment penalty of R 200.00 will be charged if rent is overdue.

**CLAUSE 5: OBLIGATIONS & HOUSE RULES**

5.1 The Tenant agrees to abide by the House Rules attached hereto as Annexure B.

5.2 The Tenant shall maintain the premises in a clean and sanitary condition at all times.

**CLAUSE 6: BREACH & TERMINATION**

6.1 Should the Tenant fail to pay rent on the due date or breach any term of this agreement and fail to remedy such breach within 7 (seven) days of written notice, the Landlord shall be entitled to cancel this agreement.

**CLAUSE 7: NOTICES AND PERSONAL INFORMATION**

7.1 Notices: All notices must be in writing and delivered to the addresses provided in Clause 1. Notices are effective on delivery.

7.2 POPIA: The Landlord collects and processes the Tenant's personal information for tenancy management purposes only (screening, rent collection, debt recovery). Data will be stored securely and not shared except where required by law.

## CLAUSE 8: GENERAL

8.1 Entire Agreement: This document, including Annexures A, B and C, is the entire Agreement.

8.2 Severability: If any provision is invalid, the remainder remains in force.

### Signatures

THUS SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_.

**Landlord Signature**

**Tenant Signature**

## ANNEXURE A: INVENTORY LIST

(To be completed and signed jointly on occupation)

Location	Item	Qty	Condition
Private Room	Door Keys		
Private Room	Light Fittings		
Private Room	Floor/Tiles		
Shared Space	Outside Sink/Taps	1	

## ANNEXURE B: HOUSE RULES

### 1. Occupancy and Use

- Maximum Occupants: The unit is restricted to a maximum of \_\_\_\_\_ occupants.
- Business Use Banned: Premises are for residential use only.
- Good Neighbourliness: Noise must be kept reasonable; no nuisance behavior is permitted.
- Shared Sink Outside: Keep the shared sink clean after use; do not store hazardous materials; report blockages immediately.
- No Agricultural Activities: No planting, keeping of livestock, or other agricultural activities are permitted.

### 2. Security

- All external gates and external doors must be closed and locked at all times.
- Do not share access keys or remotes.
- Do not admit unknown persons.
- Report security incidents to the Landlord immediately.

### **3. Pets**

- Pet Policy: Pets are prohibited unless the Landlord provides prior express written approval.

### **4. Maintenance**

- Maintenance of Unit: Tenant is responsible for keeping their room/shack clean and well-maintained.
- External Units: Installation of external units is prohibited without consent.

### **5. Safety & Termination**

- Fire Protection: No tampering with fire equipment; limited use of open flames.
- Early Termination: Tenant remains liable for rent until lawful termination and replacement tenant found.

## **ANNEXURE C: DEFECTS LIST**

<b>Item</b>	<b>Existing Defect (Note Details)</b>	<b>Sign L / T</b>
Walls		
Windows		
Plumbing		
Electrical		

Check the final clause numbering sequence and ensure that any clause specific annexure customizations are retained.

The screenshot shows the PropMate platform's Lease Agreement Generator. On the left sidebar, there are navigation links for Dashboard, Properties, and Lease Generator. The main area is titled "Lease Agreement Generator" and "Automated Template Adaptation (Room / House / Shack / Land)". A "Print Document" button is located in the top right corner. The central part of the screen displays a "Shack/Structure Template" section with a note: "Updated with shared yard rules and electricity metering." Below this are dropdown menus for "SELECT TENANT" (Sarah Nkosi) and "SELECT PROPERTY" (Unit 4 (Shack) (Shack)). To the right, there is a "Safety & Termination" section containing the same list of rules as the document above. At the bottom right, there is a "Ask Gemini" button.

Check the final clause numbering sequence and ensure that any specific Annexure customizations are retained.

## TEMPORARY STRUCTURE (SHACK) RENTAL AGREEMENT

### CLAUSE 1: PARTIES INVOLVED

#### Landlord (Lessor):

Name: John Doe  
 ID: 8001015009087  
 Address: 123 Management Way, Polokwane  
 Contact: 082 000 0000

#### Tenant (Lessee):

Name: Sarah Nkosi  
 ID: 9501010050081  
 Contact: 082 555 1234  
 Email: sarah@mail.com

### CLAUSE 2: PROPERTY DESCRIPTION AND LEASE

2.1 The Landlord hereby lets to the Tenant the following property:

- Address/Location: Structure 4, Plot 88, Mankweng
- Description: The single-room temporary structure ("Shack") situated at the above address, leased "Voetstoets" (as is).
- Shared Spaces: Communal outside sink, washing lines, and garden/yard areas.

2.2 The lease shall commence on 2025-11-27 and continue for a fixed period until 2026-11-27.

### CLAUSE 3: RENTAL AND DEPOSIT

3.1 The monthly rent is R 800, payable in advance on or before the 1st day of each month.

3.2 Payment shall be made to:

Bank: Capitec Bank  
 Account Name: J Doe Properties  
 Account Number: 1234567890  
 Branch Code: 470010

3.3 A refundable security deposit of R 800 is required.

### CLAUSE 4: UTILITIES & ADDITIONAL AMOUNTS

4.1 Utilities (water, electricity, waste, etc.) are:

- Electricity: Prepaid/Metered (NOT included in rent). Tenant to purchase own units.
- Water: Included (Communal Tap).
- Waste: Tenant to use designated bins.

4.2 Abandonment: If the Tenant abandons the premises, the Landlord may secure the property and recover costs from the Tenant.

4.3 A late payment penalty of R 200.00 will be charged if rent is overdue.

## **CLAUSE 5: OBLIGATIONS & HOUSE RULES**

5.1 The Tenant agrees to abide by the House Rules attached hereto as Annexure B.

5.2 The Tenant shall maintain the premises in a clean and sanitary condition at all times.

## **CLAUSE 6: BREACH & TERMINATION**

6.1 Should the Tenant fail to pay rent on the due date or breach any term of this agreement and fail to remedy such breach within 7 (seven) days of written notice, the Landlord shall be entitled to cancel this agreement.

## **CLAUSE 7: NOTICES AND PERSONAL INFORMATION**

7.1 Notices: All notices must be in writing and delivered to the addresses provided in Clause 1. Notices are effective on delivery.

7.2 POPIA: The Landlord collects and processes the Tenant's personal information for tenancy management purposes only (screening, rent collection, debt recovery). Data will be stored securely and not shared except where required by law.

## **CLAUSE 8: GENERAL**

8.1 Entire Agreement: This document, including Annexures A, B and C, is the entire Agreement.

8.2 Severability: If any provision is invalid, the remainder remains in force.

### **Signatures**

THUS SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_.

**Landlord Signature**

**Tenant Signature**

## **ANNEXURE A: INVENTORY LIST**

*(To be completed and signed jointly on occupation)*

<b>Location</b>	<b>Item</b>	<b>Qty</b>	<b>Condition</b>
Structure	Door / Padlock	1	
Structure	Roof Sheets (Leaks?)	All	

Structure	Window / Glass		
Interior	Electrical DB / Socket	1	
Interior	Floor (Concrete)	1	
Exterior	Communal Tap	1	

## ANNEXURE B: HOUSE RULES

### 1. Occupancy and Use

- Maximum Occupants: The unit is restricted to a maximum of \_\_\_\_\_ occupants.
- Business Use Banned: Premises are for residential use only.
- Good Neighbourliness: Noise must be kept reasonable; no nuisance behavior is permitted.
- Shared Sink Outside: Keep the shared sink clean after use; do not store hazardous materials; report blockages immediately.
- No Agricultural Activities: No planting, keeping of livestock, or other agricultural activities are permitted.

### 2. Security

- All external gates and external doors must be closed and locked at all times.
- Do not share access keys or remotes.
- Do not admit unknown persons.
- Report security incidents to the Landlord immediately.

### 3. Pets

- Pet Policy: Pets are prohibited unless the Landlord provides prior express written approval.

### 4. Maintenance

- Maintenance of Unit: Tenant is responsible for keeping their room/shack clean and well-maintained.
- External Units: Installation of external units is prohibited without consent.

### 5. Safety & Termination

- Fire Protection: No tampering with fire equipment; limited use of open flames.
- Early Termination: Tenant remains liable for rent until lawful termination and replacement tenant found.

## ANNEXURE C: DEFECTS LIST

Item	Existing Defect (Note Details)	Sign L / T
Roof (Leaks)		
Walls (Drafts/Holes)		
Door / Hinges		
Electrical Box		
Floor Integrity		

### ***Developing PropMate's Engine***

*I'm focusing on the core engine for this Lease Agreement Generator, part of PropMate. I've been reviewing the past requests, especially the most recent details. The goal is to ensure a strong, functional base for the tool. I'm prioritizing accuracy and efficiency in this development phase.*

### ***Integrating App Features***

*I'm now integrating the Lease Generator into a larger PropMate application. I'm considering how to combine the dashboard, property management, tenant information, and document generation. The aim is a single, unified HTML file that encapsulates the functionality we've honed. I'm focusing on user-friendliness while ensuring the Lease Generator's accuracy remains intact. It's a significant shift from the recent work on specific lease templates. This requires attention to how these modules, and the Tenant Application Form, will cohesively interact within a singular app.*

### ***Building the Unified App***

*I'm now integrating everything into a single-page app (SPA). The framework will use vanilla JS and Tailwind CSS. A sidebar will handle navigation between Dashboard, Properties, Tenants, and Documents. I'm focusing on a centralized store to manage data for properties, tenants, and lease settings. The updated "Documents" section will incorporate the most recent lease generation logic, specifically the "Clause Numbering"*

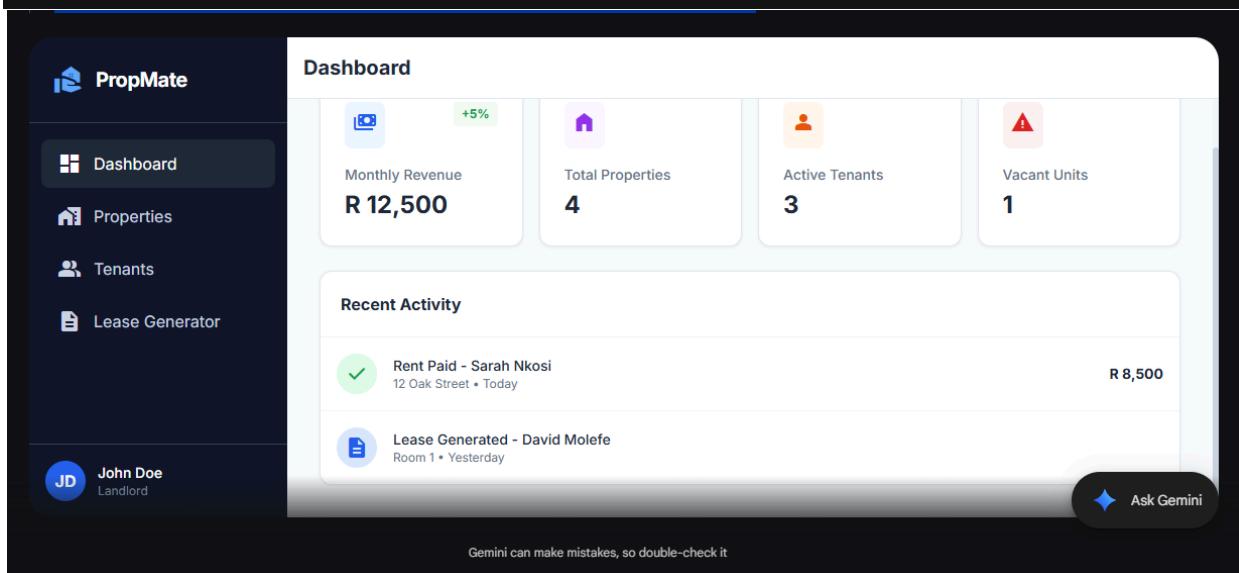
fix. I'll include simulated file uploads in the "Tenants" view for applicant ID and bank document handling. The other sections will be HTML/CSS mockups at this stage.

## Enhancing Lease Options

I'm expanding the Lease Generator's options. I'm focusing on specific logic for different property types: "Shack," "House," "Room," and "Land." I've incorporated unique clauses, like the "Shack" electricity meter option and shared rules. I'm also ensuring sequential clause numbering and print styles are working correctly. I've integrated specific clause wording from all lease type templates. Finally, I will be using `/gen` for images, and defining `app` structure.

## Composing App Structure

I'm now focusing on the app's core methods: `init`, `router`, and `render`. I'm building a centralized `store` object to manage all data. The goal is to solidify a robust and easy-to-maintain structure for the app. The next step is to compose the final code.



a robust and easy-to-maintain structure for the app. The next step is to compose the final code.

**PropMate**

**My Properties**

- House: 12 Oak Street, R 8500 | Occupied | Create Lease
- Room: Room 1 (Backyard), R 2500 | Occupied | Create Lease
- Shack: Unit 4 (Shack), R 800 | Vacant | Create Lease

JD John Doe Landlord

Gemini can make mistakes, so double-check it

Ask Gemini

I'm making progress, focusing on how communal utilities are included for shared living spaces. I've confirmed that a "Communal Tap (Included)" condition applies. I'm ready to move forward and start building the code for this.

**PropMate**  
LEASE MANAGER

**Lease Agreement Generator**  
Act 50 of 1999 (Rental Housing) Compliant

**Select Property**  
Choose a property to automatically load the correct legal template (Room, House, Shack, or Land).

**PARTIES**

Tenant: -- Select --

Property: -- Select --

**FINANCIALS & DATES**

Print / Save PDF

Document Preview  
Configure and generate to view the lease.

JD John Doe Landlord Admin

Gemini can make mistakes, so double-check it

Ask Gemini

MOW IMPORVE THE TENANT , PROPERTIES CLASSES. this app must be comprehensive in property management. register a new tenant, update tenant details, view tenant details and history. Tenant I should be able to register new tenant by creating a form document that tenant populates field and system takes the field contents from that form to populate new tenant details and autopopulate those details in lease and assigned property. view tenant details, view invoices, and statements and lease. Landlord register landlord to auto populate landlord information. the lanslord receives welcome message with login details, view earnings, statistics. Property should create a new property basic details, location, features and amenities images property type available. Update property. property types shacks, house, room, land. property properties and details should be type specific. auto populate fields to lease agreements and anywhere else relevant. lease should create leases, show leases, terminated leases when creating a new lease automatically generate an invoice, once paid, begin onboarding process of

filling in property type specific Annexure A, and property type specific Annexure C once complete attach to lease agreement and property. view lease details add bills, add and view documents, signed agreement, ID/permit/passport details, banking proof. terminating lease should create a tenant release and consent form. termination is only successful after exit process and exit inspection is complete. Invoice generates invoices for property types, manages and tracks payments. Cash payments should generate receipt and statement. EFT will update statement auto send late rent reminders for late payments. Reports should generate monthly reports regarding collected rent, expenses, track unpaid invoices financial history. property reports send monthly statements tenants. track expenses and maintenance etc. Tickets customer service and support methods, info. track issues. chat with tenant, maintenance events, and tasks. manage user, create user, update user, delete user. create new user when creating a tenant delete user when terminating lease, keep user logs and history

### ***Analyzing the Goal***

*I'm currently breaking down the request to build PropMate. The initial step is to understand all facets of a comprehensive PMS. I'm focusing on identifying core functionalities. What elements constitute a "comprehensive" system? I'm deconstructing the request to ensure I don't miss any critical features.*

### ***Outlining the Core Elements***

*I've made significant progress in defining the core entities crucial for PropMate. I've detailed essential functionalities like tenant registration, landlord dashboards, comprehensive property creation with type-specific details, and a lease workflow that encompasses invoice generation, payment tracking, and termination processes. I'm also mapping out the financial components, including invoice generation, payment tracking, and late reminders, plus outlining reporting and support features such as maintenance tracking and user management capabilities.*

### ***Planning the Data Flow***

*Now, I'm integrating the vital link between tenant and user creation for a more unified workflow. Logs and history are also getting integrated into the system. This will add depth to the interactions.*

### ***Refining the Workflow***

*I'm currently finalizing the lease lifecycle, making sure all states and transitions are accounted for. I'm focusing on financial elements like invoicing and payment recording as integral parts. Also, I am planning the maintenance & support component, including a ticket system. I'm drafting property types with relevant specific fields, for example, shack*

*details. I'm thinking about auto-populating lease details. I've begun planning the HTML structure and initial state management using dummy data to present the visual.*

### ***Designing the UI Flow***

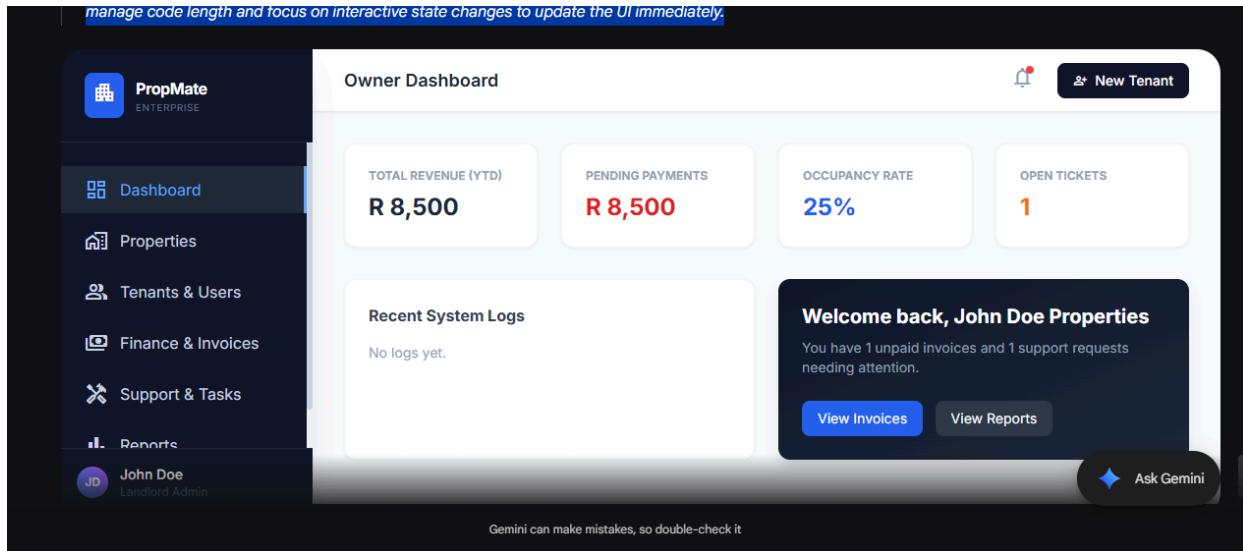
*Now, I'm defining the user interface. I'm focusing on grid/list views for properties and tenants, detailed tenant views with financial and history tabs, and a kanban or list format for maintenance tickets. The lease workflow's complex steps are my current focus; I'm outlining transitions: pending payment to onboarding, onboarding to active, and finally, termination. I'm also preparing to integrate a UI library with icons. I'm planning alerts as feedback for the user.*

### ***Deepening Feature Definition***

*I'm now prioritizing tenant registration, ensuring it behaves more like a streamlined form, which will subsequently create the user and tenant profiles. I'm also planning the document handling within the tenant details to show a list of uploaded documents. Furthermore, I'm working to integrate reports, focusing on showing a concise income and expenses overview. This will add depth.*

### ***Incorporating Feedback***

*I've been working on those "wow" features, especially the chat simulation in the ticket system. Also, I'm making the lease generation process function like a wizard, guiding users. I've also done a review against the prompt, confirming that all critical components are included, such as the tenant registration, landlord login, property type specifics, auto-populating lease, lease lifecycle, reports, financials, and user management. I am also preparing to use modular javascript to manage code length and focus on interactive state changes to update the UI immediately.*



## Prioritizing Tenant Registration

I'm now zeroing in on the tenant registration flow. The goal is to make it super intuitive, covering all angles we've discussed. It's crucial this feels smooth for the user, and ties seamlessly into the larger system. We're also checking every feature request from before to be sure we deliver. This step is a big one.

## Refining Registration Details

I'm currently focused on the nitty-gritty of the tenant registration form. I've broken down the necessary personal and employment info. Now, I'm integrating features like automated validation against occupancy limits, document uploads (like bank statements and IDs), and even specific fields for foreign tenants. The goal is a comprehensive but straightforward process. I'm also ensuring the landlord dashboard remains robust, especially the earnings and stats views, as well as the initial auto-populated landlord registration.

## Structuring the Property Data

I'm now fully immersed in the property management aspect. I'm building out the system to handle diverse property types like shacks, houses, rooms, and land. My focus is ensuring property specifics, like location, features, and amenities, are easily managed. I'm also working to make lease generation automatic based on property type, which should simplify things considerably. I also added in lease generation linked to automatic invoice creation.

## Integrating User Support

I'm now integrating robust support and ticket management. I'm focusing on user management, ensuring clear links between tenant and user accounts are created, and deleted when needed. I'm adding comprehensive logging for every action, focusing on history and transparency. I'm also planning the design and layout of support to be easily accessible to all users.

### **Constructing the Interface**

I'm now fully immersed in the front-end structure. I'm building the HTML backbone, dividing the app into a standard sidebar/main content layout. I'm focusing on JavaScript to drive the application's behavior. I'm currently constructing the `app` object, defining functions for routing between views, rendering the tenant form, handling submission, managing lease actions, and processing terminations. The goal is to make the interface responsive and user-friendly. I'm also ensuring the form seamlessly validates occupancy and creates users.

### **Framing the Architecture**

My primary objective is to structure the initial iteration of PropMate Enterprise using object-oriented principles. The goal is clear: to evolve the existing functional JavaScript/HTML prototype. This requires a shift towards modularity and maintainability.

### **Decomposing the System**

I'm now diving deep into the prototype, dissecting its data and logic. The global `store` holds everything, while the `app` object houses all the brains. Routing's handled by a simple switch, and the UI is built with string templates. I'm focusing on key entities: Landlord, Property, Tenant, and User. The next step is mapping their relationships within an OOP framework.

### **Adding New Classes**

I've been expanding the class structure, adding crucial entities. I'm focusing on "Credential/Account" distinct from tenants, the "Lease" that binds properties and tenants, and the "Invoice" for financial records. I'm also including a "Log/Audit" for action tracking and "System/App" as the central controller. I'm prioritizing keeping classes POJO-like for now.

### **Mapping Key Relationships**

I'm now focusing on defining the key relationships between core classes. The `Tenant` class includes personal and employment details and has a direct relationship with a `User` account. A `Lease` object, which is the heart of the system, establishes a

*connection between a `Property` and a `Tenant`, managing its lifecycle through a state machine. A `FinanceManager` service class will handle financial aspects like invoices and payment tracking. I am considering the implications of `.PropertyType` within a single `Property` class, as well.*

### ***Enhancing Class Responsibilities***

*I'm now implementing the refactored design, shifting towards enhanced encapsulation and responsibility within classes. Specifically, I've defined `View` classes for rendering, improving separation of concerns. I'm also adding action methods in the model, promoting better control, such as `lease.terminate()` instead of direct property manipulation. Finally, I'm considering the use of the observer pattern for improved system response.*

### ***Elaborating Key Components***

*Currently, I'm focusing on the core classes and how they interact. Specifically, I'm delving into the necessary service layer, and how to create the user interface. I've begun drafting explanations for the `Property`, `Tenant`, `Lease` and `Finance` classes, as well as considering how to structure the `DataStore`. This process is crucial to ensure that I can properly handle occupancy limits for properties and the complexity of lease state transitions. I am starting to refine the `Lease` lifecycle in OOP and have started to think about how to map the business rules to these classes, for instance, defining the behavior when a lease's state shifts to `onboarding` or `active`.*

### ***Defining Interactions***

*I'm now integrating final interactions, like the `Lease.initiateExit()` function, to drive state transitions. My focus now is on aligning the classes with user requirements, refining the design with code examples. I'm focusing on defining tenant registration details and the creation/deletion of users tied to the lease and tenant lifecycle.*

### ***Finalizing Interactions***

*I'm now integrating the final steps to properly define the class interactions with user requirements. I am working on the tenant registration details, and the management of user creation and deletion related to the lease. I want to finalize the `Lease.initiateExit()` to drive state transitions. I'm focusing on aligning classes with user requirements and refining the design with code examples.*

