

WHAT ARE YOUR RIGHTS AS A TENANT?

- The right to occupy your home on an ongoing basis, while meeting your obligations in terms of the lease agreement.
- To be consulted on matters that relate to you as a tenant.

WHAT DO YOU AGREE TO?

- To pay your rent on or before the 1st of every month without deduction or demand.
- To use your home as a private dwelling only.
- Not to sublet neither your home nor any part thereof for either a definite or an indefinite period.
- To maintain the interior of your home and to keep it in a good condition at all times.
- Not to undertake alterations without prior written permission from the landlord.
- Not to overcrowd.
- To abide by the House Rules and municipal bylaws at all times.
- Not to commit a nuisance.
- To return your home in good condition; i.e. the condition in which you received it.

WHAT DOES THE LANDLORD AGREE TO?

- Your undisturbed use and enjoyment of your home.
- To carry out urgent repairs that interfere with proper use and your enjoyment of the property you have rented.

PAYMENT OF RENTAL

Payment of your rental is one of the most important issues to ensure a long term mutually beneficial relationship with your landlord. Without your rental the landlord cannot meet his obligations: bond, levy, rates and taxes, maintenance of the property, insurance, service and administration charges, just to mention a few.

HOW, AND WHEN, DO I PAY RENTAL?

For your convenience you may make your monthly rental payment in one of the following ways:

- Debit Order
- At any Standard Bank in South Africa
- Electronically via Internet Banking
- Cheques paid at Benoni Board's offices

Rental is due monthly in advance by the 1st of each month. There are no exceptions to this payment rule!

You will receive a monthly statement reflecting our banking details and clear payment instructions on the reverse side. A Standard bank deposit slip is also attached for your convenience and includes a pre-printed reference number. Please remember to check that your reference number is captured correctly when making branch or internet deposits. Please make sure that your prior month payment is captured and reflected correctly on your monthly Benoni Board statement.

WHAT HAPPENS IF I DON'T PAY MY RENT?

Failure to pay, continuous late payment of rent, or withholding payment is a violation of the rental agreement. Such action gives the landlord the right to cancel the lease. Reminder sms and final demand letters together with penalty surcharges are levied in the event of delayed rental payment and hence it is very important to ensure that rent is paid promptly and consistently. **NON PAYMENT = EVICTION!**

RENTAL INCREASES

Your landlord must give written notice of a rental increase, which becomes effective from the date stipulated in the letter. The law does not limit the amount by which a landlord may increase the rent however, the rental increase must be reasonable.