



UNIVERSITY OF
KWAZULU-NATAL
INYUVESI
YAKWAZULU-NATALI

PRIVATE ACCOMMODATION AGREEMENT OF LEASE

Please indicate whether you are an FAB, Bursary or Self Funded student by ticking the correct option:

FAB Bursary Self-Funded Scholarship

Entered into between

The Lessor/Landlord:

Identity Number:

Home Address:

1.

The Landlord

Telephone Number:

The Lessee/Tenant:

Registration Number:

Home Address:

.....

Leased Property Address:

Telephone Number:

Who hereby agree as follows: 1.

With effect from the the lessor lets to the

lessee, who hires from the lessor lodgings described as (eg. House, flat, outbuilding,

garage) (hereafter called "the premises" furnished and fitted with

SIGNED AT.....THIS.....DAY OF.....202 .

As witness:

1.....

SIGNED AT.....THIS.....DAY OF.....202 .

As witness:

1.....

2.....

The Lessee

NB! If the lessee is a minor this must be signed with the assistance of his/her parent or guardian.

Parent/Guardian.....



p/a 202 .

Official Private Accommodation stamp

The premises and their contents are let to the lessee for a period of Months from
The date as stipulated in paragraph 1.

2.

The lessee shall pay to the lessor as rent for the premises and contents the sum of R..... per
Month payable on the first day of each month.

4.

On entering into this lease, the lessee shall pay to the lessor a deposit equivalent to one month's rent
which amount the lessor may apply in whole or in part in meeting any payment due by the lessor at any time.
The deposit must be invested by the lessor in an interest-bearing account with a financial institution which
interest shall be paid to the lessee. As soon as all the obligations of the lessee to the lessor have been
discharged following the termination of the lease, the lessor shall refund to the lessee so much of the deposit
and any outstanding interest as has not been applied in terms of the above provisions, provided that any
amount owing to the lessee shall be paid to him or her by the lessor within 21 days of expiration of the lease

5.

The lessor and lessee acknowledge that the University of KwaZulu-Natal is not a party to this
agreement. As such the University shall not be liable to the lessor or lessee in terms of this agreement.
Nor shall it be bound by any warranties, representation, undertaking or the like, express or implied,
made by its officers, employees or students purporting to fix the University with any liability directly
relating to this agreement. Under no circumstances shall the University be liable for loss suffered by
the parties hereto arising out of this agreement and the lessor undertakes to indemnify the University
in the event of a claim being instituted by any person against the University in respect hereof.

6.

This lease shall be terminable by the lessor or lessee upon one month's notice in writing provided such notice must be given at or before noon on the first day of the month at the end on which the lease
is to expire.

7.

The lessor shall not make or permit to be made any unreasonable noise on the premises or in their immediate vicinity, which may interfere with the studies of the lessee during the currency of this
agreement. Neither shall the lessee cause or commit any nuisance on the premises or cause annoyance or discomfort to other tenants or occupiers of the building in which the premises are housed and in
their immediate vicinity

8.

The lessor shall at his own expense throughout the duration of this lease maintain in good order and condition the premises, their contents, fittings and fixtures.

9.

In the event that the lessor breaches any provision of this agreement, all of which shall be regarded as material, without prejudice to any other right which the lessee may have arising from the said
breach, the lessee may at his or her option summarily cancel this agreement, provided that the lessee shall notify the University forthwith of the said cancellation.

10.

This is the entire agreement between the parties. Neither party relies into this agreement upon any warranties, representations, disclosures or expressions of opinion which have not been incorporated
into this lease as warranties and undertakings. No variation of this agreement shall be of any force or effect unless reduced to writing and signed by both parties, provided that no amendment shall be
made without the University being notified thereof in writing by the lessor or lessee.

11.

If for any reason this agreement is terminated or if, during the currency of this lease, the lessee is to be relocated to premises other than those identified in this agreement or if the agreement is to be
amended in any manner whatsoever, the lessee shall notify the University in writing forthwith. In the event that the lessor sells the premises during the currency of this lease, the lessor shall likewise
notify the University of such Sale in writing forthwith. The parties acknowledge that failure to notify the University in terms of any provision under this agreement constitutes a breach of the
University's rules and policy regarding student accommodation which breach may in appropriate action against the parties.

12.

Neither party shall be regarded as having waived any right under this lease by reason of such a party having any time granted an indulgence to the other party.

13.

For purposes of this agreement, "the University" shall mean the University of KwaZulu-Natal.

14.

The lessor is obliged to furnish the lessee with respect of any financial transaction between the parties arising out of this agreement.

15.

The lessor acknowledges that he or she is familiar with the provisions of the Rental Housing Act 50 of 1999 and undertakes to comply therewith.

16.

Neither party shall create, assign or otherwise alienate or transfer any right or obligation under this agreement to any other person except with the prior written consent of the other party and the University