

HOUSE RULES

No disorderly conduct allowed on these premises which may constitute a nuisance to other occupants (Keep music and noise levels down at all times).

1.b Any occupant who is under the influence of alcohol or drugs on my property will be asked to vacate the premises and have their accommodation contract canceled.

1.c Any occupant who commits any illegal activity will be arrested or anyone who brings undesirable people (ie prostitutes, drug dealers or drug users etc) onto the property will have their contract terminated and be asked to leave immediately. This includes anyone smoking weed ie dagga, hooka pipes on the premises.

2.a All contracts are calculated for a maximum of one or two occupants unless guest has contracted with management for extra occupants. Single occupants or couples are therefore not allowed more than one visitor per day in their units ie visitors not allowed in communal areas. (ie sleepovers have to be approved by management and paid for ie R50 per night per visitor). This is done on trust so visitors found on the property overnight without management permission will be automatically be deemed a monthly guest of the tenant and there will thereafter be a monthly R500 fee for the tenant responsible. No friend or visiting family member of an occupant may be on the property at any time if guest is not on the property as well. No subletting of the room or unit is allowed at any time by any guest without the permission of management.

Occupants must also take note that ex occupants or tenants that might have been your friend during their stay are not automatically allowed back on the property as your visiting friend as they might have left under a cloud due to the breaking of house rules and will now be barred from the house so check with management first in case they are persona non grata ie not allowed back on the property.

Accommodation is not suitable for children and lease will be cancelled if children are brought onto the property.

2.b No kitchen or unapproved appliances (including fridges, stoves, furniture, braaistands) or any big items belonging to guests are allowed on the property without management permission. Occupants may not do changes to the units without permission of the management. Occupants cannot store their personal effects in communal or management storage areas or park their or their visitors vehicles in the lock up parking areas without written permission from management. **SOCIAL GATHERINGS OR BRAAIS ARE ALSO NOT ALLOWED TO OCCUR ON THE PROPERTY.**

2.c Occupants must at all times leave communal areas clean after use (only paying guests may use laundry). All appliances must be switched off after use ie stoves etc.

3. Payments must be paid by stipulated dates as per lease agreements or Letters of Demand by TPN will be issued which can affect credit and rental status. Late payment received will be penalised at R50 per R1000 or part thereof per week after due date which may be deducted from the deposit.

At the end of original contract rent not paid on time for the extension of the original contract (which can happen more than once) may result in the accommodation immediately being advertised to new occupants by management by the latest 10 days prior to the last period of stay paid for by the guest. (no key blockers allowed which can prevent access to accommodation by management) Guest agrees to provide access to the unit to management at all reasonable hours so unit or room can be shown to future guests or to do maintenance and repairs if needed.

4.a Smokers are not allowed to smoke in the rooms or self catering units. All rooms must be aired on a regular basis especially in winter by the guest to prevent mould growing on the walls. Any repairs needed as a result of neglect by the guest will be charged to the guest and may be deducted from the deposit.

5.a Deposit will be used to replace lost keys remotes or tags if not paid for immediately by the guest. (R300 per call out)