



## SHORT TERM RENTAL OCCUPATION AGREEMENT

ENTERED INTO BETWEEN

THE APPOINTED MANAGING AGENT:

Leon M. Kruger

Coastal Hospitality Property Management

&

THE TENANT:

---

### 1. DEFINITIONS

- 1.1 "The Agent" means **Coastal Hospitality Property Management**
- 1.2 "The Property" means the **dwelling** described above to be let and any other dwelling that the Landlord instructs the Agent to let and/or manage.
- 1.3 "The Landlord" means the **Property owner** described by name on the cover of this Agreement.
- 1.4 "The Tenant" means the **guest** that booked the property and paid a rental income to make use of the property for the duration of their booking.
- 1.4 All words expressed in any gender shall where the context so requires or permits include any other gender.
- 1.5 All words expressed in the singular shall where the context so requires or permits include the plural.
- 1.6 All words expressed in plural shall where the context so requires or permits include the singular.

### 2. RENTAL RATES, ADDITIONAL FEES, AND DAMAGES

- 5.1 The Tenant agrees to pay, in full, the rental rate per night before taking up occupation of the property. This rate excludes any additional services, such as cleaning services.
- 2.1 The Agent charges additionally for cleaning fees, payable by the tenant upfront in addition to the rental amount, with the cleaning fee being:
  - 5.3.1 R550 per 2-bedroom units
  - 5.3.2 R690 per 3-bedroom units
  - 5.3.3 R750 per 4-bedroom units.
  - 5.3.4 The cleaning fee may be adjusted accordingly, depending on the rate changes of the cleaning service supplier that we use. If the tenant only requires a quick service, the rate will be adjusted. Please make sure of the rate before booking.
- 2.2 The tenant agrees to pay a **refundable breakage deposit of R1500**, in full, before taking up occupation of the property.
  - 2.2.1 This deposit will be kept in case of damages occurred during the tenant's occupation and will be refunded on the day of the tenant's departure. Should any damages be noted, the replacement fee will be deducted and if the fee is more than the deposit paid, the agent will send an invoice to the tenant. It remains the tenant's responsibility to ensure that all items in the property is taken care of.
  - 2.2.2 Please note that in case of urination in beds or on furniture like lounge suites and sofas will result in the forfeit of the entire breakage deposit to cover the cost of professional upholstery cleaning and sanitation, as these causes odours and stains.
  - 2.2.3 If any crockery like glasses or coffee mugs, dinner plates or bowls be damages, PLEASE DO NOT replace them with mismatched items. The Agent will replace them with the same item and deduct the cost thereof accordingly.
  - 2.2.3 The Refundable breakage deposit does not apply to AirBnB Bookings or International guests.
- 2.3. The tenant agrees that they have taken note of the cancellation policy and that the policy will apply accordingly with no exception upon cancellation, no shows or shortening of dates.

### 3. COMPLAINTS

- 3.1 If at any time there is any aspect of our service with which the tenant is unhappy, the tenant will inform the Agent immediately, who will do their utmost to resolve it, if the complaint is deemed valid.
- 3.2 In the event of one or more of the terms herein are invalid, illegal or unenforceable then the remaining terms shall not in any way be affected or impaired.
- 3.3 The Tenant should take note that any complaints received after the date of departure will be deemed invalid, as we cannot fix something that we are not made aware of during a tenant's occupation.

### 4. TENANTS OBLIGATIONS

- 4.1 The Tenant shall pay the rental amount required to secure or finalize their booking on or before the date required from The Agent. This includes the required refundable breakage deposit and outgoing cleaning fee.
- 4.2 The tenant shall complete the mandatory guest registration and indemnity form with a copy of their Identity before taking up occupancy for security, verification & building visitor compliance purposes.
- 4.3 The Tenant shall not over occupy the property and shall only arrive with the number of guests booked. If a tenant arrives with unapproved guests, the Agent reserves the right to deny property access for such visitors or may charge an additional fee.
- 4.4 The Tenant will remain responsible for their guests and will take full responsibility for any breakages or loss of property contents during their occupation.
- 4.5 The Tenant will ensure that all property rules & regulations are adhered to at all times and that a fine may be applicable if they fail to do so.
- 4.6 The tenant must note, that should the Agent receive any complaints regarding any disturbances or misconduct caused by the guest, the agent may inflict a fine on the tenant and thereafter ask the tenant to vacate the premises should the tenant not take action or adhere to rules & regulations.
- 4.7 The tenant shall ensure that the property is left in a neat and tidy manner and that keys are returned promptly to the agent before or at 10:00 on the morning of their departure.
- 4.8 The tenant shall remain responsible for the safekeeping of any personal belongings and cannot hold the agent responsible for negligence whatsoever if personal items is left outside, unattended or misplaced, during or after occupation of the property.
- 4.9 The Tenant will at all times keep the property trash-free, by discarding of full trash bags in the designated trash bins outside. Baby diapers are to be bagged and then placed in the trash
- 4.10 No Alcohol will be consumed at the swimming pool

### 5. IDEMNIFICATION

- 5.1 The tenant indemnifies The Agent, The Landlord, The Body Corporate and employees from any damages, loss of personal items, loss of life or injury, while taking up residence at the property.
- 5.2 The tenant enters the property and communal property and make use of any facilities inside or outside at own risk.

Initial: