



GOLDEN TIGER REALTORS

You say Sell! we say Sold!!

Golden Tiger Realtors (Pty) Ltd

Registration Number: 2020/733993/07

061 584 3511

info@goldentigerrealtors.com

www.goldentigerrealtors.com

The Ridge Shopping Centre, Honeydew Ridge, Roodepoort, 2170

PROPERTY MANAGEMENT AGREEMENT (NON-COLLECTION)

Golden Tiger Realtors (Pty) Ltd Registration No: _____

FFC No (Firm): _____

Address: _____

Email: _____

This Agreement is entered into between the Landlord and Golden Tiger Realtors (the "Candidate/ Property Practitioner"), in accordance with the laws of the Republic of South Africa, including the Property Practitioners Act 22 of 2019, Rental Housing Act 50 of 1999, Consumer Protection Act 68 of 2008, and POPIA.

1. PARTIES & PROPERTY

Landlord: _____ | ID/Reg No: _____

Physical Address: _____

Property to be Let: _____

2. APPOINTMENT & RENTAL DIRECTIVE

The Landlord appoints the Candidate/ Property Practitioner to market, vet, and manage the administrative aspects of the property.

Direct Payment: The Tenant shall pay the Monthly Rental directly to the Landlord.

Non-Collection: The Candidate/ Property Practitioner will not collect, hold, or monitor monthly rental payments. The Landlord assumes all risk for the collection of rent, late payments, or defaults.

3. SCOPE OF SERVICES

Despite the Landlord collecting rent, the Candidate/ Property Practitioner is responsible for the following statutory duties:

Procurement: Sourcing, vetting (Credit/Reference checks), and FICA compliance.

Lease Management: Drafting the Lease Agreement and ensuring the Mandatory Disclosure Form (Property Condition Report) is signed by all parties.



**GOLDEN TIGER
REALTORS**

You say Sell! we say Sold!!

Inspections: Conducting the joint incoming and outgoing inspections. (Note: This is a legal prerequisite under the Rental Housing Act for any future claims against a security deposit).

Maintenance: Acting as the point of contact for repairs and ensuring the property remains in a habitable condition. The Candidate/ Property Practitioner may appoint nominated service providers for emergency repairs.

4. DEPOSIT MANAGEMENT

Landlord Holds: The Landlord shall hold the deposit. The Landlord acknowledges they must comply with Section 5 of the Rental Housing Act regarding interest and refunds. The Candidate/ Property Practitioner is not liable for the handling or refund of such deposits.

5. FEES & COMMISSION

Letting/Procurement Fee: R _____ (or ____% of annual lease) payable upon tenant placement.

Monthly Management Fee: R _____ (or ____% of rental) for ongoing admin/maintenance.

Inspection Fees: R _____ (or ____% of rental)

Settlement: Any monies owed to the Candidate/ Property Practitioner shall be settled before any other property-related payments.

6. LEGAL & STATUTORY COMPLIANCE

FFC Warranty: The Candidate/ Property Practitioner warrants they hold a valid Fidelity Fund Certificate.

POPIA: Both parties consent to the processing of personal information in line with the Protection of Personal Information Act.

7. TERMINATION

Either party may terminate this agreement by providing 30 days' written notice.

SIGNATURES

Landlord: _____ Date: _____

Candidate/ Property Practitioner (FFC No: _____): _____

Date: _____