



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

FINDER'S FEE ADDENDUM- A

ADDENDUM "A" to Lease Agreement dated _____ entered into

Between: _____ (the "Lessor")

And: _____ (the "Lessee")

in respect of: _____ (the "Property")

The Parties hereby agree and acknowledges that:

The Lessor chose to pay the Property Practitioner, _____, from Golden Tiger Realtors _____, a finder's fee of **1 months' rent**. The Property Practitioner will not be responsible to manage the lease agreement.

THE DUTIES OF THE PROPERTY PRACTITIONER THEREFORE INCLUDE:

1. We source a tenant for the property, qualify and screen the tenant by inspecting the following: client's credit profile, bank statements, references, confirmation of income etc. An ITC "credit check" fee of **R290** per person/ legal entity is payable by the Lessee at the beginning of the lease period. Should the lease agreement be in the name of a legal entity an ITC credit check will be done on the legal entity as well as each person signing surety for the legal entity. All directors of companies, trustees of trusts and members of closed corporations will be required to sign surety for any legal entity and a credit check will be conducted on the legal entity as well as on each person signing surety.
2. We draft and facilitate the signing of the Lease Agreement.
3. Present all documents collected to screen the tenant to the Lessor.
4. We receive a "finder's fee" for sourcing the Lessee which is payable once the lease agreement has been signed. The Lessor will collect the deposit, admin fee and first month's rent and pay the agreed commission of one month's rental and the admin fee to GTR's _____ bank account. There after rent will be paid directly by the Lessee to the Lessor unless specifically agreed otherwise. Bank details of GTR _____ to be provided to the Lessor by the Property Practitioner in writing prior to the occupation date.
5. The deposit will be kept by the Lessor until termination of this agreement. Interest earned on the deposit by the Lessor shall accrue to the Lessee. On termination of the lease agreement the deposit shall be dealt with as specified in clause 6 of the lease agreement.
6. Once the Lessee moves in, the Lessor is responsible for collecting the monthly rent from the Lessee directly. The management and maintenance of the property is then the Lessor's responsibility and the Lessee must contact the Lessor directly regarding all issues at the property. Contact details for the Lessor to be provided to the Lessee by the Property Practitioner after the occupation date.
- 7. We facilitate the move-in of the Lessee and move-out. Move-in inspection fee of R250
Move-out inspection R250 payable by the Lessee, to be paid with the Deposit and First**



months rental.

8. An administration fee of 10 % of monthly rent with a minimum of R1500 payable at the beginning of the lease agreement by the Lessee.

9. A cash handling fee of **2 %** of the value of the cash deposited is payable to the Agency by the party depositing the cash into the agency's bank account.

10. Should the Lease Agreement be extended for any period, the Property Practitioner will also be responsible to draft an addendum to the lease agreement making provision for such an extension.

11. A contract **renewal fee of 10 %** of the monthly rent for the first month after the renewal period with a minimum of **R1500** will be payable by the Lessee on the date of the renewal of the lease agreement.

12. Should the Lessee continue to occupy the premises after expiry of this agreement, the Property Practitioner shall continue to be entitled to Property Practitioners commission at **8 %** as applicable during the initial Lease Agreement. The duties of the Property Practitioner **will not include:**

1. Collecting the monthly rental (except for the deposit and the first month's rent). Rent from the 2nd month will be paid directly into the bank account of the Lessor.

2. Managing the maintenance of the premises. The tenant will contact the Lessor directly regarding all maintenance issues at the property.

3. Any inspections after the initial move-in inspection.

Signed at this day of

Witness Lessee

Witness Lessee's Spouse

Signed at this day of

Witness Lessor

Witness Lessor's Spouse

Signed at this day of

Witness Property Practitioner

Initial here

Property Practitioner

Lessee 1

Lessee 2

Lessor