

MANDATE TO LEASE RESIDENTIAL PROPERTY

I, the undersigned, _____, duly authorised, do hereby grant the following Mandate to BARBOUR & THORNE to let the property situated at:

_____ on Erf no. _____ on the following terms and conditions:-

1. To operate as Administration Agents of the abovementioned property at a tariff of **11% + VAT** on all monies collected monthly, with the following authority:
 - (a) To sign all lease agreements relating to the property on my/our behalf, and to terminate leases where necessary;
 - (b) To collect all rentals, and to pay all account related to the property, i.e. municipal: **PLEASE STATE CLEARLY SHOULD YOU WISH BARBOUR & THORNE TO HANDLE FULL MUNICIPAL ACCOUNT AND SUPPLY A COPY OF YOUR MUNICIPAL ACCOUNT. MUN ACC. NO.** _____
 - (c) Repairs: contact person & number; _____
 - (d) House owner insurance: Company: _____
Policy number: _____
 - (e) **To institute legal action on my/our behalf against any defaulting party;**
 - (f) Other: _____
2. The Lessor hereby gives the Lessee the first right of refusal to purchase the property and agrees to pay Barbour & Thorne (Pty) Ltd commission of 8.55% VAT incl, in event of the Lessee purchasing the property, they being the effective cause of sale.
3. Should the Lessor cancel this mandate during the existence of a lease agreement in which Barbour & Thorne found the tenant, the Lessor agrees to pay Barbour & Thorne a commission of 50% of one months rent.
4. The monthly rental shall be _____, **including commission and 14% VAT and municipal service fees.**
5. Funds collected must be dealt with as follows:
 - (a) Bank/Building Society: _____
Account Number: _____
Branch & - Number: _____
Account holders name: _____
Type of account: _____
 - (b) Municipal charges: _____
6. The property will be available from _____.
7. The lease shall be for a period of _____ months, thereafter for an indefinite period, subject to _____ calendar month's written notice.

THUS DONE and SIGNED at _____ on this the _____ day of _____ 2009 **in the presence of the undersigned witnesses:**

AS WITNESSES:

1. _____
2. _____

OWNER