

ADOPTION CHECKLIST

- ☒ Admission Form
- ☒ Application for adoption
- ☒ Pre-home Inspection Report
- ☒ Adoption contract
- ☐ Copy of Identity Document or Driver's License
- ☐ Proof of Residence
- ☐ Letter from Body Corporate
- ☒ Sterilization Contract and Date of sterilization Contract Done 24/07/2025
- ☒ Copy of Vaccination Record/ Certificate
- ☒ Microchip
- ☐ Microchip Registration- chip number _____

ADMISSION NO:

MBY 6875

CONTRACT NO:

MA 0073

Adoptee INFO:

Name & Surname V. Radyn

Contact INFO: 0822161579

06/08/25



992003000548299

Completed by: [Signature]

Date: 31/07/25

Manager: [Signature]

Date: 31/07/25

FUTURE POST HOME INSPECTION (every 6 Months)

Date of Inspection	Date of Inspection

This checklist must be completed and attached to the front of every adoption that has been processes.

All documents relating to a single adoption must be kept together in a single bundle, in order of checklist.

1

I.D. No. 940105 0085 08 4



S. A. BURGER/S. A. CITIZEN

VAN SURNAME
SCHEEPERS

VOORNAME/FORENAMES
VIRICHKA VIONOMA

GEBORTEDISTRIK OF LAND/
DISTRICT OR COUNTRY OF BIRTH
SUID-AFRIKA

GEBORTE DATUM/
DATE OF BIRTH

1994-01-05

DATUM UITGEREIK
DATE ISSUED

2010-06-25

UITGEREIK OP GEBAAG VAN DIE
DIREKTEUR-GENERAAL:
BINNELANDSE SAKES

ISSUED BY AUTHORITY OF THE
DIRECTOR-GENERAL:
INTERNAL AFFAIRS



GARDEN ROUTE SPCA MOSSELBAY			
DATE	24/06/25	ANIMAL NAME	
KENNEL NUMBER	K16	BREED	Lab X
CARD NUMBER	6875	STERILIZED	NO
COLOUR	Tan - dark	MALE/FEMALE	MALE
VACCINATED	NO	AGE	± 5 weeks
PROOF OF VACC	NO	STRAY/SURRENDER	SURRENDER

GENERAL HEALTH CHECK

WEIGHT	NAD	1.9	
TEMPERATURE	NAD	38°	
EARS	NAD		
EYES	NAD		
TEETH	NAD		
NOSE	NAD		
LUNGS	NAD		
HEART	NAD		
ABDOMEN	NAD		
HIPS	NAD		
SKIN AND COAT	NAD		
FIT FOR ADOPTION	YES	NO	

COMMENTS

Very healthy, beautiful pup, eating well.

MA 0073

992003000548299

ADMISSION NO

MB96875



PRE AND POST HOME INSPECTION FORM DOMESTIC ANIMALS

PASSED: ☒ YES / ☐ NO

DATE UNDERTAKEN: 22/07/25

TIME: 10:00

NAME OF APPLICANT: Vemuschka Radyn

ADDRESS: 16 A E. Pinia Str, Dana bay

HOME TEL. No:

CELL No: 0822161579

ANIMAL(S) ADOPTING: Lab

SEX: Male

AGE: 4 - 10 weeks

PRE-HOME INSPECTION:

PROPERTY DESCRIPTION			
Type and height of fence: 1.2m brick wall	Suitability of fence (i.e. small pets can't escape):		
Suitable shelter? (i.e. Kennel in protected area)	YES ☒ / NO ☐	Any sign of Chain/Runner?	YES ☐ / NO ☒
Is the front yard separated from the back?	YES ☒ / NO ☐	If yes, what partitioning?	
Any hazards? (pool, rubble, razor wire, etc)	YES ☐ / NO ☒	Specify:	
Does applicant live at the address?	YES ☒ / NO ☐	How many animals are on the property?	0

DESCRIPTION OF ANIMALS ON PROPERTY

	1	2	3	4	5
BREED					
CONDITION					
WELFARE (good?)					
SEX & AGE	/	/	/	/	/
STERILISED	YES ☐ / NO ☐	YES ☐ / NO ☐	YES ☐ / NO ☐	YES ☐ / NO ☐	YES ☐ / NO ☐

OTHER INFORMATION / COMMENTS

PROPERTY APPROVED FOR THE FOLLOWING ANIMALS:

☒ CATS☒ SMALL DOGS☒ MEDIUM DOGS☐ LARGE DOGS

INSPECTED BY: KKR

SPCA:

messelburg

SIGNATURE:

POST HOME INSPECTIONS

DATE	RESULT	REMARK	BY WHOM

DIAGRAM OF PROPERTY ON REVERSE OF THIS PAGE

MY OWNER

NAME Verushka Radyn

POSTAL ADDRESS

STREET ADDRESS 16 A E. Pineda St

Dana bay

HOME PHONE

WORK PHONE

CELLPHONE 0822161579

BREEDER DETAILS

ME

SPECIES CANINE

BREED LAB x

COLOR Tan

SEX Male

DATE OF BIRTH

MICROCHIP/TATTOO 992003000548299

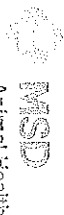
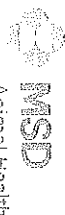
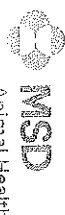
FEATURES/MARKS

NEXT VACCINATION DUE

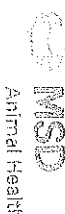
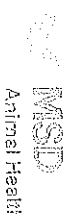
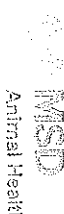
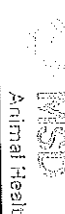
DATE DATE DATE

05/08/25

I WAS VACCINATED ON

DATE	VACCINE AND BATCH NO.	VET SIGNATURE
<u>08/01/25</u>	 <u>D.m.piro</u> Bord: A240A01 Exp: 12-2026 at Health	
	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	
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	 <u>MSD</u> Animal Health	

I WAS VACCINATED ON

DATE	VACCINE AND BATCH NO.	VET SIGNATURE
	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	
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	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	
	 <u>MSD</u> Animal Health	

One of the very best things you can do to give me a long and healthy life is to vaccinate me against common diseases.
My mother gave me immunity during my first few weeks by disease-fighting antibodies in her milk.
Now it's up to you to keep my vaccinations up to date as advised by my vet!

Nobivac® DHPPI (Reg. No. G2377 Act 36/1947), **Nobivac® KC** (Reg. No. G2604 Act 36/1947), **Nobivac® Canine-1 DAPPV** (Reg. No. G3892 Act 36/1947), **Nobivac® Feline-HCP** (Reg. No. G3880 Act 36/1947), **Nobivac® Tricat Trio** (Reg. No. G3712 Act 36/1947), **Nobivac® Rabies** (Reg. No. G2207 Act 36/1947), **Quantel® Tablets** (Reg. No. G2717 Act 36/1947). Contains Praziquantel (isocholine) 50 mg/tablet and Fenbendazole (benzimidazole) 500 mg/tablet. **Exitel Plus** (Reg. No. G4228 Act 36/1947) Contains Praziquantel 175 mg, Pyrantel 50 mg (equivalent to 144 mg pyrantel embonate) and Fenbendazole 150 mg. **Exitel Plus XL** (Reg. No. G4227 Act 36/1947) Contains Praziquantel 175 mg, Pyrantel 175 mg (equivalent to 504 mg pyrantel embonate) and Fenbendazole 150 mg. **Bravecto®** (Reg. No. G4083 Act 36/1947) each chew contains 25 mg Fluralaner per kg body weight.

ADMISSION, ASSESSMENT AND HISTORY RECORD



Garden Route

KENNEL No. <u>K 41</u>				ADMISSION No. <u>MBY6875</u>		
Stray	<u>Surrender</u>	Abandoned	Returned	Impounded	Confiscated	Request for euthanasia
Date in	<u>24/06/25</u>		Time in	<u>10:00</u>	Date for release	

IDENTIFICATION & LOST AND FOUND			Lost & Found checked	☒ Yes ☐ No	Lost & Found Date checked	<u>24/06/25</u>
Microchip/Collar or ID tag found	☒ Yes ☐ No	Date scanned or checked	<u>24/06/25</u>	Microchip or ID Tag number		

DESCRIPTION & HISTORY	☒ Dog	Cat	Other species (Specify)					
	Breed	<u>Lab x</u>		Colour and Markings	<u>Tan dark</u>			
	Condition	<u>Fair</u>		Sex	<u>♂</u>	Age	<u>± 5 weeks</u>	
	Temperament	<u>Fair</u>		Sterilisation details	<u>NO</u>	Name		
	Coat <u>Short</u>	Tail <u>long</u>	Teeth Condition	<u>Fair</u>	Ears	<u>DOWN</u>	Size	<u>Small</u>
	Area found / collected from					<u>ASIA</u>	Date	<u>24/06/25</u>
	Reason for surrender						<u>Too many</u>	

ASSESSMENT		Surrendered by		☒ Name	<u>Flynn James</u>				
GOOD WITH:		Found by							
Children	☐	Residential Address		<u>47 Adolf</u>					
Cats	☐			<u>ASIA</u>					
Other Dogs	☐	Postal Address		<u>N/A</u>					
Livestock/Other	☐	Tel (H)		<u>N</u>	Tel (W)	<u>N/A</u>			
DO THEY:	☐	Cell		<u>078 600 7821</u>					
Jump Fences	☐	Email		<u>N/A</u>					
Run Away	☐	Donation R		<u>N/A</u>	Cash	Card	EFT	(Receipt No.)	<u>N/A</u>

PLEASE INSIST ON A RECEIPT

Confiscated: OB No: N/A Case No: N/A Inspector: Themba

STATEMENT OF SURRENDER

I do hereby certify that (DO) ~~DO NOT~~ own the animal/s described above, that IT IS (THIS IS NOT) a stray and (DO) ~~DO NOT~~ know where it comes from. I also freely surrender all interest, if any, therein to the SPCA, and I request that the animal be dealt with as deemed advisable in the discretion of the SPCA. It is expressly agreed that neither the SPCA nor its officers and employees will incur any obligation to me on account of such disposition of said animal/s. I confirm that I am over the age of eighteen (18) years of age. Also see "Conditions on reversed side."

Hiermee verklaar ek dat ek dier/e hierbo beskryf **BESIT / NIE BESIT NIE**, dat dit 'n **RONDLOPER / NIE RONDLOPER NIE** is, en dat ek **WEET / NIE WEET** waar dit vandaan kom nie. Ek doen ook vrywillig afstand van alle belange daarin, indien enige, ten gunste van die DBV en ek versoek dat die dier hanteer word soos wat die DBV goed ag. Daar word uitdruklik ooreengekom dat nog die DBV nog sy amptenare, en werknemers enige verpligtinge het, teenoor my ten opsigte van die hantering van die dier/e. Ek bevestig dat ek bo die ouderdom van agtien (18) jaar is. Sien ook die "Voorwaardes" op die agterblad.

Signature	<u>Refer to MBY 6585</u>	Witness for Society	
FOR OFFICE USE: PENDING ADOPTION		Details of second Applicant	
Details of first Applicant		Details of third Applicant	

Claimed ☐ Adopted ☐ Euthanased ☐ Died ☐ Other ☐ On Date: _____

ANNEXURE A

Additional Household Members & Emergency Contacts

1. Spouse Details

- Full Name: Virizha Radyn
- Contact Number: 0822161579
- Email Address: radyn morne55@gmail.com

2. Additional Family Member/Friend Details

- Full Name: morne Radyn
- Contact Number: 0711761804
- Email Address: _____

3. Previous SPCA Adoption

- Have you previously adopted SPCA? (Yes/No)
- If yes, when? 2016 - 2018 - 2020
- Where? Saldanha bay
- What animal did you adopt? Dogs

1. Adoption Contract Acknowledgment

I, the adoptee, confirm that I have read and fully understand the adoption contract in its entirety.

Signature: Radyn

Date: 31-07-24

MICROCHIPPED ANIMAL REGISTRATION FORM

* COMPULSORY FIELDS

* PRINT INFORMATION

MICROCHIP NUMBER



992003000548299

Please note that it is the Pet Owner's responsibility to ensure that the Pet's details are registered on the BackHome Database

VET OR WELFARE ORGANISATION

Vet Practice Number * **FR 14 / 13019**
 Vet Practice Name * **SPCA VET ROOM Mosselbay**
 Vet Practice Phone - Daytime * **044 6930824**

PET OWNER INFORMATION

Cell No. * **0822161579** Only mobile numbers in South Africa, Botswana and Namibia will be receiving SMS notifications.
 E-mail * **radynmorne55@gmail.com** If possible, please provide a personal email, not a company email.
 Title * **MR S** Initials * **V** Surname * **RAOYN**
 Street **16A E.PINIEA** City
 Suburb **DANA BAY** Area Code
 Country Province
 Phone - Day time Phone - Night time

OTHER CONTACTS

Title * Initials * Surname *
 Cell No. *
 Title * Initials * Surname *
 Cell No. *
 Title * Initials * Surname *
 Cell No. *

CHIP DETAILS

Registration Date * **06-07-2025**
 Date of Implant * **23-07-2025**
 Was the Microchip implanted by this veterinary practice? ☒ Yes ☐ No
 Name of Vet who implanted the Chip **KAT LEVERS**

PET DETAILS

Pet Name **WHISKEY** Date of birth
 Species * **CANINE** Breed * **LABRADOR**
 Colour **WHITE + BEIGE** Markings
 Gender ☒ Male ☐ Female Sterilised ☒ Yes ☐ No

KENNEL UNION OF SOUTH AFRICA (KUSA)

Are you a KUSA Registered Member? ☐ Yes ☐ No
 KUSA Registration Number
 Pet Registered Name

MEDICAL

Medical Conditions
 Medical Insurance Company
 Medical Insurance Policy Number
 Medical Insurance Phone

PROTECTION OF PERSONAL INFORMATION LAW

The client hereby agrees that his / her personal information herein supplied and / or any of his / her personal information already in possession of the veterinarian may be processed by the said Veterinarian and / or its office to bring about this agreement between the client and the veterinarian. The client further agrees that the veterinarian may forward his / her personal information to VIRBAC (Supplier of the Chip), in order for Virbac to lodge the clients personal information on their database for tracking purposes. The client also agrees that where other relevant institutions need to trace a lost animal, and they use that code on Virbac's website they will be given the personal information of the owner of said animal. The client also agrees that his / her personal information may be used by Virbac to forward him / her a Newsletter as well as to send him / her general information concerning pets. The client acknowledges that he / she has a right to object to the processing of its personal information for marketing purposes and unless expressly stated otherwise hereby consents to its personal information being used by _____ and Virbac RSA (Ltd) Pty for the above-mentioned purposes. SIGNATURE *[Signature]*

REGISTRATION PROCESS - Please use one of the following option to register on the backhome database

- On-line Log onto www.backhome.co.za. Complete the registration process.
- By fax Fax this completed form to BackHome on 0800 222 546 (TOLL FREE) or 011 852 6364
- By e-mail Scan and E-mail the completed form to backhome@virbac.co.za or backhome.support.external@virbac.co.za
- By App Download the Virbac Backhome Africa App

*Sampson
Goliath*

APPLICATION TO ADOPT AN ANIMAL

PLEASE NOTE: We retain the right to decline this application

The following documents to be attached: - ID, proof for residence, proof that pets are allowed.
Verushka

NAME - Prof/Dr/Mr/Mrs/Ms (including initials): V.V. Radyn

HOME ADDRESS: 16A E Pinica Str Dana bay

ID NO.: 9401050085084

POSTAL ADDRESS: 16A E Pinica Str Dana bay

TEL NO (H): _____ (B): _____

CELL NO: 0822161579 FAX NO: _____

EMAIL: radyn morre SS @ gmail.com

Address where animal will be kept: 16A E Pinica Str Dana bay

Occupation: Safety officer

Do you own or rent your property: Rent Do you have consent from owner / Body Corporate? yes

Are you a student with consent to keep pets: YES/NO

Reason for wanting animal: Ready for another pet YES/NO

Is the animal for yourself? YES/NO

Is the animal a replacement for a pet which has died from: Distemper/Parvovirus/Snuffles/Cat Flu/Biliary YES/NO

What breed of dog or cat are you interested in? lab cross

Can you afford private fees? yes Who is your vet? Heiderand diere kliniek

How many animals live on the property? DOGS? 0 CATS? 0 OTHERS 0

What are the sexes of your animals? DOGS: Male 0 Female 0 CATS: Male 0 Female 0

Are all your animals sterilised? Give details NA

How many dogs and cats have you owned in the last 3 years? DOGS? 2 CATS? 0 OTHER? 0

Which animals do you still have, and what happened to the others? both died of old age

Is your property fenced and has a proper gate? yes Will you chain/ an animal? no

Full description of the fencing and gate: Wall Height: 1.5

What shelter is provided: OUTDOORS _____ KENNEL _____ OTHER indoors

Have you previously had pets from an SPCA? yes Are there children under 10 in your household? yes

Pre Home Inspection Fee: R100 Receipt No: 7802

Declaration: The above information is true and correct
I confirm that I have never been convicted nor charged with cruelty or neglect of any animal.

SIGNATURE OF APPLICANT Radyn Date of application 17/07/25

T 044 690 7114 | F 086 624 9925 | E mosselbay@harcourts.co.za | harcourts.co.za
Shop 1, Norman Anderson Road, Da Nova, Mossel Bay, Western Cape, 6500 | PO Box 357, Mosselbay, 6500
Tiasolve (PTY) Ltd (Reg. No. 2013/059684/07) trading as "Harcourts Mossel Bay"
Director: G. Krause

LEASE AGREEMENT

Tiasolve (PTY) Ltd (Reg. No. 2013/059684/07) trading as "Harcourts Mossel Bay"
Director: G. Krause

SECTION A

1. Schedule

1.5 Tenant's Costs

Description	Once- Off	Monthly
Application fee		0
Lease preparation / Admin fee:	575	0
Lease renewal fee:		0
Damage deposit:	14 720	0
Damage deposit top-up:		0
Landlord Legal		
Electricity (Deposit):		PREPAID
Water (Deposit):		As per mun acc.
Other deposit: Specify: Municipality Part		
Pro-rata rent:		
Monthly rent:	14 720	
TOTAL:	R 30 015,00	R 14 720,00

1.6 Deposit

Total of deposit to be kept in Trust by Harcourts Mossel Bay: R 14 720,00(in numbers)

1.7 Deposit

The deposit will be equal to ONE (1) month(s) rent.

1.8 Monthly rental amount

R 14 720,00 (in numbers)

One Four, Seven two zero(Randi)n words)

1.9 Further monthly amounts excluding rental payable by the "Tenant"

Description	In Numbers	In Words
Municipal	R	As per Municipal account
water	R	
Sewage	R	
Waste services	R	
	R	
	R	
TOTAL:	R	

1.10 Total monthly amount payable (1.8 plus 1.9 = 1.10)

R 14 720,00 (in numbers)

Municipality - Water, Sewage, Waste

4.2. **Harcourts** bank account details are:

Bank Name:	FNB
Branch Code:	210314
Account Number:	62431237131
Account Name:	Tiasolve (Pty)ltd
Type of Account:	Trust Acc
Reference:	Adress

4.3. This amount will be placed in trust, and if the **Tenant** does not owe any money to the **Landlord / Harcourts Mosselbaai** and there are no damages to the **Premises**, the deposit, will be refunded to the **Tenant**. If there are damages, the **Landlord / Harcourts Mosselbaai** will be allowed to deduct from the deposit, any repaired damages and expenses for the replacement of lost keys.

4.4. The **Tenant's** deposit must be deposited into the bank account of **Harcourts Mosselbaai**. This company will keep the deposit in accordance with the rules of the Estate Agency Affairs Act ("the EAAA"). Interest payable on damage deposits are calculated monthly.

4.5. If there is any increase in the rental that the **Tenant** must pay, the **Tenant** must top up the deposit so that the deposit is equal to the factor as stipulated in 1.7 of the Schedule.

4.6. The LESSEE shall further be liable for payment of a deposit handling fee in the sum of **R200.00 (EXCLUDING VAT)**. Should such amount not be paid by the tenant prior to the commencement of the lease, the parties agree and confirm that such amount shall be deducted from the deposit held and applied toward such cost.

5. PAYMENT OF RENTAL BY THE TENANT

5.1. The **Tenant's** rental amount as stipulated in 1.8 of "the Schedule" must be deposited into **Harcourts Mossel Bay** bank account on or before the **last** day of every consecutive calendar month in respect of the following month's rental.

5.2. In addition to the monthly rental to be paid by the **Tenant** in terms of clause 5.1 above, monthly, subject to periodic increases, the **Tenant** must also deposit further amounts in respect of the following utility bills and/or other services payable by the **Tenant** as specified in 1.9 of the Schedule

5.3. In the event of any payment not being made timeously by the LESSEE, the LESSEE shall be liable to pay interest of **2% (two percent)** on the outstanding amount. The interest shall be added to the months rental invoice following the month in which rental is paid late. Notwithstanding whether the interest amount is added to the invoice as referenced, the LESSEE shall remain liable for same.

5.4. The total monthly payment subsequently amounts to the amount specified in 1.10 of the Schedule.

5.5. The **Tenant** is not allowed to pay a lower amount of rental for any reason whatsoever, and the **Tenant** specifically may not deduct any costs in respect of maintenance.

5.6. The **Tenant** must affect payment directly into the above bank account of **Harcourts Mossel Bay** always, and may not affect payment to anyone else.

5.7. The **Tenant** may only effect payment by means of direct deposit, or by Electronic Funds Transfer (EFT) or by debit order, into the **Harcourts Mossel Bay** bank account as mentioned above. No payment by cheque will be accepted.

5.8. All **cash payments** made whether in respect of rental or services shall be charged to the LESSEE at **6% (EXCLUDING VAT)** of the cash amount.

5.9. If the **Tenant** pays by debit order and it is returned by the bank (referred to drawer), a R150,00 (one hundred and fifty rand) administration fee plus actual bank charges will be charged to the **Tenant**.

7.5. There is no obligation on the Agent or the Landlord to repair any items on the list of damages during the rental period

7.6. If the Tenant does not come to the inspection even when asked by the Agent, the Agent will inspect the Premises without the Tenant to see if there were any damages and Harcourts Mossel Bay will be allowed to deduct any money from the Tenant's deposit and pay the Tenant whatever is left. This will be done within a period of 30 (thirty) days after the Agent has done this inspection or after the damages have been repaired.

8. USE OF PREMISES

The Tenant acknowledges and agrees that the Premises will only be used to live in, and that no business will be conducted from the Premises.

9. THE TENANT'S RESPONSIBILITY

9.1. The Tenant shall –

9.1.1. look after the Premises (garden, pool, equipment, gates and any and all other items) and ensure that all is in good order and condition and regularly clean the carpets, floor coverings and tiles;

9.1.2. when the Lease ends because of the Tenant leaving, or the Landlord ending the Lease, have the carpets cleaned by a professional carpet cleaning company at his/her own cost. If the Landlord is not satisfied with the cleaning, Harcourts Mossel Bay may deduct that cost from the Tenant's deposit to pay for such cleaning to be done by somebody else;

9.1.3. keep the Premises, including the garden, neat and clean;

9.1.4. not leave or allow dirt to pile up or not to be put in rubbish bins;

9.1.5. not interfere with the electrical, plumbing or gas system that is there for the Premises unless the Tenant needs to do certain maintenance as allowed in terms of this Lease;

9.1.6. take all possible reasonable steps to stop blockages and obstruction in the drains, sewage pipes and water pipes in the Premises;

9.1.7. not use any gadgets or tools or keep liquids which may explode, and which may cause the insurance policy of the Landlord in place to be questioned by the Landlord's insurers;

9.2. The Tenant shall not –

9.2.1. act against or allow the breaching of any law or by-law which affects the Premises;

9.2.2. make any structural changes or addition to the Premises, stick adhesive picture holders into or deface the walls, drive nails or other objects into any portion of the Premises or paint the interior or exterior of the Premises without the Landlord saying the Tenant can do so in writing;

9.2.3. keep pets on the Premises without the Landlord saying the Tenant can do so in writing;

9.2.4. The LESSOR permits the LESSEE to house the following animals (and no others) upon the PREMISES: 2 small Dog Breed/ Cats

9.2.5. do anything which may potentially cause damage to the Premises or which may be potentially harmful to neighbours;

- 15.1. The **Agent** is allowed to put "TO LET" and/or "FOR SALE" notices on the **Premises** for 60 days before the Lease ends and the **Tenant** will allow the **Agent** the right to show people whom might want to rent or buy the property. The **Tenant** is allowed to receive at least 24 (twenty-four) hours warning by the **Agent** before this happens.
- 15.2. The **Tenant** also will allow the **Agent** to show the **Premises** to people on 2 (two) Sundays per month between the hours of 12:00 and 17:00. The **Tenant** specifically agrees to allow the **Agent** the right to contact the **Tenant** on such day.
- 15.3. Should the rental property be on the market for sale, the lessee hereby acknowledges that he will allow access to the property. The Lessee further confirms that there exists a possibility that his furniture and belongings will appear in any photos taken for advertisement purposes and hereby gives permission for the same to be published

16. ADDRESSES WHERE TENANT, LANDLORD AND/OR AGENT WILL RECEIVE LETTERS AND NOTICES

- 16.1. The **Landlord** chooses the address as stipulated in 1.1 of the Schedule as the address where he/she will receive all letters and notices.

16.1.1. The **Tenant** chooses the address as stipulated in 1.2 of the Schedule as the address where he/she will receive all letters and notices.

16.1.2. Any letters or notices that either the **Landlord** or **Tenant** sends by registered post to the other person shall be considered received 4 (four) days after the date of posting.

- 16.2. Letters or Notices delivered to the **Premises** by hand or sent to the facsimile number or email address on the following details below, shall be considered received on the date of delivery or transmission.

The **Agent** / **Landlord**-as stipulated in 1.1 and 1.3 of the Schedule

The **Tenant**: as stipulated in 1.2 of the Schedule

17. COSTS

- 17.1. If either the **Landlord** or the **Tenant** has to take legal action against each other, each of them will be entitled to claim costs from the other.
- 17.2. The **Tenant** or **Landlord** will also need to pay reasonable fees or charges that may come about because of any late payments or failure to adhere to any other terms which the **Tenant** or **Landlord** do not comply with.

18. CANCELLATION

- 18.1. When the Lease ends, and the **Tenant** simply stays on at the **Premises**, the **Landlord** or the **Tenant** is allowed to tell the other that they want the Lease to end by sending a letter at least 20 (twenty) business days before he/she wants the Lease to end.

19. JUDGEMENT BY AN IMPARTIAL PERSON

If the **Landlord** and the **Tenant** are unable to sort out any differences in the Lease, the **Landlord** can have his/her issues dealt with by an independent person or entity.

20. RELAXATION OR INDULGENCES

If the **Landlord** does not choose to act against the **Tenant**, even if the **Tenant** does not follow the Lease, it does not mean that the **Landlord** cannot demand that the **Tenant** complies with the Lease at any time thereafter.

21. GENERAL

- 21.1. No changes to the Lease will be valid unless the **Landlord** and **Tenant** agree in writing and sign that/those change/s.

If the **Landlord** and **Tenant** have agreed that the **Tenant** is going to be responsible for any electrical installation (safety, safe use and maintaining) then the **Tenant** will be responsible for that installation as if he/she was the **Landlord** himself.

28. SPECIAL CONDITIONS

The **Tenant** understands and agrees that he/she has read and understood the Lease, been explained all necessary clauses by the **Agent**, been advised of all his/her rights in terms of the Lease and all his/her rights in terms of the relevant sections of the Consumer Protection Act, if applicable, and signs this Lease, freely and voluntarily.

SECTION C

29. PROTECTION FOR A LANDLORD (CPA)

The **Tenant** will not be allowed to sue the **Landlord**, **Harcourts Mosselbaai** or the **Agent** for any loss, damage or injury which the **Tenant** may have or experience unless it is because the **Landlord**, **Harcourts Mossel Bay** or the **Agent** was grossly negligent.

30. SPECIFIC RIGHT TO CANCEL IN TERMS OF THE CPA

If this Lease resulted from any direct approach to the **Tenant** by the **Landlord** or the **Agent**, the **Tenant** will be entitled to cancel the Lease on written notice to the **Landlord** without reason or penalty, within 5 (five) business days of signing the Lease and be entitled to a refund within 15 (fifteen) business days thereafter, of any and/or all payments made to the **Landlord** or **Harcourts Mossel Bay** in regard of the Lease.

SECTION D

31. LENGTH OF LEASE

(Delete the clause below that is not applicable)

31.1. For a lease **not exceeding** 24 months:

This Lease shall be for a period of 12(IN NUMBERS) TWELVE (IN WORDS) months.

32. OPTION TO CONTINUE THE LEASE AFTER IT ENDS

32.1. If the Lease is not cancelled by either the **Landlord** or the **Tenant** before the Lease ends, the Lease will automatically continue a month to month basis and will need at least notice of one month from the **Tenant** or the **Landlord** to end the Lease. In the event that the lease agreement continues on a month to month basis, the rental amount will increase after every 12 months as stipulated in clause 1.12. and an administration fee equal to the renewal fee will apply

32.2. The **Landlord** or **Agent** will notify the **Tenant** not more than 80 (eighty) and not less than 60 (sixty) business days before the Lease period ends and inform the **Tenant** of the following by way of a letter:

32.2.1. The date the Lease period ends;

32.2.2. The changes that will apply if the Lease is renewed or which continues a month to month basis and attach those changes to the letter;

32.2.3. any material changes to the Lease that will apply to such automatic renewal;

SPECIAL CONDITIONS:

1. ANY DAMAGES CAUSED BY THE TENANT OR HIS VISITORS WILL BE FOR THE TENANTS ACCOUNT
2. NO WORKING ON CARS OR BIKES IN PARKING AREA / PAVING
3. ANY OIL OR OTHER MESS ON THE PAVING TO BE CLEANED AS SOON AS POSSIBLE TO PREVENT PERMANENT DAMAGE.
4. THE TENANT WILL HAVE FIRST OPTION TO BUY THE PROPERTY BUT MUST MATCH THE OFFER RECEIVED WITHIN 48HRS.
5. NO SMOKING INSIDE THE PROPERTY.
6. ALL DAMAGES AND BREAKAGES TO BE REPORTED TO THE AGENT AS SOON AS POSSIBLE OR THE COST OF THE DAMAGE COULD BE DEFERRED TO TENANT.

SIGNATORIES

Signed by the **LANDLORD** at _____ on this the _____ day of _____ 2025.

LANDLORD

(on behalf of and duly authorised)

LANDLORD

AS WITNESS

Signed by the **TENANT** at Saldanha on this the 7th day of May 2025

McKurtz

TENANT (1)

C Kurtz

TENANT (2)

MJ Cloete

AS WITNESS

AGENT

PRINCIPAL

AS WITNESS