

NORTH WEST DEVELOPMENT CORPORATION (PTY) LTD



IRREVOCABLE OFFER TO RENT

This offer is subject to ITC check

1. PERSONAL/BUSINESS PARTICULARS

NEW LEASE / RENEWAL (Please tick)

I/We:

Identity Number/Registration Number:

Trade Name: VAT Number:

Telephone Number: Facsimile Number:

E-mail Address: Cell Number:

Represented by: Postal Address:

.....

Directors / Partners / Members & Identity Numbers:

.....

.....

.....

OFFER TO RENT AS FOLLOWS:

2. BANK DETAILS

Name of Bank: Branch Name:

Account Number: Account Type:

Account Holder: Bank Code:

3. BALANCE SHEET DETAILS

	<u>Investments</u>	<u>Liabilities</u>
Machinery/Equipment:	R	Loans: R
Raw Material/Stock:	R	Creditors: R
Debtors:	R	Owners Equity R
Working Capital:	R	Other: R
Total:	R	Total: R

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Black	White	Others																			
Black	White	Others																			
Black	White	Others																			
Total Job Creation	Male	Female	Disabled																		

4. PROPERTY DETAILS

Workshop/Factory/Shop/Flat/House/Office/Stall: of Erf No. of Township

Total Area:m2 of usable area:m2

For the purpose of:

On the following basic terms, the basic rental and operating costs payable during the initial period of the lease shall be as follows:

Basic Rental:m2 @ R/m2 = Rper month excl. VAT

Parking:m2 @ R/m2 = Rper month excl. VAT

Escalation rates, compounded annually, at the following percentages:

Basic Rental: Renewal Period (Three months prior to expiry):

Moratorium: From(date) To (date)

Commencement Date: Expiry Date:

Lease Period: Three (3) months rental deposit: R

Domicilia Citandi Et Executandi: Top up deposit (Renewal): R

..... Stamp Duties: R

..... Document Cost: R

Special Conditions to be included into the lease (Surety):

.....

.....

5. PERSONAL DETAILS (Sole Proprietor)

Title (Mr/Mrs/Ms/Dr/Prof): Surname:
Names: SA Citizen:
Home Address: (If No which country):

Yes	No
-----	----

..... Identity Number:
How long have you stayed in this address: E-mail Address:
Previous Address: Postal Address:
.....
.....

6. MARITAL STATUS

Single	Married	Widow	Separated	Divorced
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 Married

ANC	COP	OTHER
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Date Married:
Spouse Name:
Number of dependants: Identity Number:

7. EMPLOYMENT DETAILS

Name & Address of Employer: (Self) (Spouse)
.....
Occupation: Occupation:
Employment No.: Employment No.:
Period Employed: Period Employed:
Salary per month: Salary per month:

8. INSURANCE DETAILS

Name of Company: Branch Name:
Type of Policy: Surrender Value:
Policy Number: Up to date:

Yes	No
-----	----

Monthly Premium: R May be ceded:

Yes	No
-----	----

9. HOME OWNERSHIP

Do you own a house?

Yes	No
-----	----

 In your name?

Yes	No
-----	----

 or Spouse name?

Yes	No
-----	----

Stand Number: Town/Suburb:
Date purchased: Rent/Bond:
Purchase Price: R Current Balance:
Bond/Rent payment per month: R Bond Holder:
Address: Account Number:
..... Landlord:

10. DESCRIPTION OF ASSETS

Motor Vehicle (Make):
Paid Up:

Yes	No
-----	----

 Current Value: R
Amount still owing: R Financier (if no):
Household Assets
Furniture (Bedroom): R Kitchen: R
Dinning Room R Lounge: R
Family Room R Other: R

11. INCOME & EXPENDITURE DETAILS

<u>Income</u>		<u>Expenditure</u>	
Basic Salary per month:	R	Bond/Rental Repayments:	R
Commission per month:	R	Household Expense:	R
Other Income (Describe):	R	Other Expenses (Describe):	R
Spouse's Income	R	Insurance Premiums:	R
Total Income:	R	Other Instalments:	R
Less: Total Expenditure	R	Total Expenditure	R
Nett Disposable Income:	R		

12. SPECIAL CONDITIONS

The following special condition shall apply:

12.1 This Irrevocable Offer to Rent shall be reduced to writing on the formal lease agreement of the NWDC and signed by both parties within 1 (one) month from date of acceptance of the terms of the "Irrevocable Offer to Rent" by the NWDC.

12.2 The party signing the formal lease agreement shall accept the terms and conditions contained in the formal lease agreement notwithstanding that they are not included in the "Irrevocable Offer to Rent" documents.

12.3 Should the tenant occupy the premises before the signing of the written contract, this contract will subsist only on a month to month basis and the NWDC shall have the right to terminate the agreement by the giving of 24 hours notice.

12.4 The party signing the Irrevocable Offer to Rent" shall be held personally liable for any arrear rental and costs until such time as a formal written agreement as contemplated in paragraph 12.1 has been signed by both parties.

13. DECLARATION

13.1 I, on behalf of declare that the information contained in this application is to the best of my knowledge correct and have attached the documents requested.

13.2 I further confirm that I shall be personally held liable for any rental and costs incurred herein until the formal lease agreement has been signed and signify my acceptance hereof by the signing of this document.

13.3 I confirm that I am duly authorised to act on behalf of the Tenant.

Signature: Date:

FOR OFFICE USE ONLY

OPERATING COST (Included on rental) R

16. COPIES ATTACHED:

	<i>Submissions (Tick)</i>
i) Company/Close Corporation documents	
ii) Certified Identity Documents of Directors/Partners/Members	
iii) Your Payslip	
iv) Last three (3) months Bank Statements	
v) Tax Clearance Certificate (if applicable)	
vi) Income & Expenditure Statement (if existing business)	

17. ROUTE FORM

Compiled by: Tenant Coordinator		
Approved: Area Manager		
Checked by: Senior Credit Controller		
Received by: Securities Officer		
Captured by: Property Admin Officer		
Contract drawn up, send to Regions		
Signed contract received at H/O		
Submitted for MD signature		
Contract bound and filed		