

Annexure F(c)

Exorbitant increase in rental

Reference number: 21/3/1/.....

Relevant questions to be completed by the:	Complainant (Tenant)		Respondent (Landlord)																																										
	Name:		Name:																																										
I declare myself willing to have the dispute resolved through facilitation by the Tribunal, as a first attempt to have the dispute resolved (Circle your answer)	Yes / No		Yes / No																																										
1. Lease agreement 1.1. Please attach a copy of the lease agreement 1.2. If no lease agreement was signed, what were the general terms of the verbal agreement re: 1.3. Period the property would be rented for? 1.4. Amount of rental? 1.5. When would increases take place? 1.6. What would the increase amount or % be? 1.7. How would the tenant be notified of the increase? 1.8. How would notice to vacate be given? 1.9. Other terms:																																													
2. Rental History 2.1. Date of occupation 2.2. Initial rental on occupation																																													
2.3 Increases history (Should more space be needed, attach annexure in same format)	<table border="1"> <thead> <tr> <th>Year</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		Year	Amount															<table border="1"> <thead> <tr> <th>Year</th> <th>Amount</th> <th>%</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			Year	Amount	%																					
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3. Managing agent 3.1. Is an agent managing the property for the landlord? 3.2. Name of agency 3.3. Name of principle of agency 3.4. Name of agent 3.5. Does a written mandate exist between the agent and the landlord?																																													

3.6. Please attach copy of mandate		
3.7. If no written mandate exists – what were the terms of the verbal mandate according to the agent?		
3.8. If no written mandate exists – what were the terms of the verbal mandate according to the landlord?		
4. <u>Property</u>		
4.1. Market value of property		
4.2. Expected rate of return on investment		
4.3. Bond amount		
4.4. Monthly bond payments		
4.5. Interest rate on home loan		
4.6. Market related rental. *Please attach relevant proof.		
4.7. No of units / sectional title schemes / properties owned by landlord		
5. <u>Operating expenses</u>		
5.1. Monthly rates & taxes/levies		
5.2. Anticipated special levy amount		
5.3. Water consumption		
5.4. Refuse removal		
5.5. Agent's commission		
6. <u>Condition of property</u>		
6.1. Description of property (semi-detach house with garage / sectional title flat without garage etc)		
6.2. Condition of property: Perfect / Satisfactory / Cause for concern / Poor		
6.3. Comments on condition and maintenance history <i>*Should you wish to lodge a complaint regarding 'Lack of maintenance', complete Annexure F(f) as well.</i>		
7. <u>General</u>		
7.1. What would be a fair increase amount?		
7.2. What would be a fair increase date?		
8. <u>Comments:</u>		