

Annexure F(c)

Exorbitant increase in rental

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

Relevant questions to be completed by the:	Complainant (Tenant) Name:	Respondent (Landlord) 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)	Year	Amount	%	Year	Amount	%
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. Property						
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>		

