



Reg no: 2007/033417/07

FARM NEROLI, KARINO, 1204
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Short-Term Home Rentals Authorization

The Likweti Bushveld Farm Estate Homeowners' Association (LEHOA) authorizes a homeowner to rent his / her home to tenants, strictly on the following short-term basis:

- For the purpose of this Authorization, Short-Term Rentals will mean a rental period of less than 120 consecutive nights.
- Short-term rentals are not permitted for less than three (3) consecutive nights. No more than 120 rental nights per house, per annum, will be permitted.
- To qualify to rent out a house at Likweti Bushveld Farm Estate, the homeowner (Owner) is required to pay the LEHOA an annual *Rental Authorization Fee*. This is payable in advance and covers associated general and security administration, irrespective of the number of rentals. The fee for 2019 currently stands at R3,500.00 per annum.
- Prospective tenants will first have to be vetted by the Owner or the Rental Agent (Agent) and found to be suitable to rent at Likweti Bushveld Farm Estate.
- In case of absence of the Owner during the rental period, a representation by the Agent is required.
- The Agent must be approved by the LEHOA in advance.
- The Agent must have full access to all the booking sites used by the Owner / Agent.
- The Owner accepts total responsibility for the actions and behavior of the Agent, tenants and their visitors. When a contravention occurs, the Owner will accept responsibility for such contravention as detailed in the Rules of Conduct. If any of the Rules of Conduct are contravened, the LEHOA will make the Owner aware of the problem. Should the problem not be rectified in a reasonable time, the LEHOA reserves the right to fine the Owner to a maximum of two (2) times the annual *Rental Authorization Fee* and / or to withdraw the right to rent out the property in the future. This penalty is in addition to the cost to the LEHOA of rectifying the problem and / or

damage that may have been caused.

- The Owner must direct the Agent and tenants to read and understand, in addition to the Rules of Conduct for Likweti Bushveld Farm Estate, all other related LEHOA rules and regulations. All documents can be found on the Likweti Bushveld Farm Estate website <http://likweti.co.za/property/#documents>. Please take note that the LEHOA Rules and Regulations are updated from time to time, so it is of utmost importance that the latest versions are provided to all tenants.
- Renting of individual bedrooms (hotel style) is not permitted.
- You may not simultaneously rent to more than one group.
- Sub-letting of your property is strictly prohibited.
- No commercial business may be carried out on or from the property.
- The Owner may not use the property as a Bed and Breakfast, or similar, establishment.
- Short-term rental tenants will not be permitted to bring any pets onto the property.
- A completed *Rental Booking Form* must be submitted to gm@likweti.co.za at least **48-hours in advance** to ensure that the required administration is completed in time. Notifications of weekend arrivals need to be submitted by close of business on the preceding Thursday.
- Upon reservation or booking the Owner or Agent will request the tenant to send in advance a clear, valid ID document or Passport copy for each individual tenant. The Owner or Agent will then leave a *Rental Booking Form* at the main gate security. No copies of ID documents will be held or kept on file. Access will be granted for the duration of the stay only.
- Upon reservation or booking the Owner or Agent must email the Rules of Conduct to the tenants and a signed copy of this document must be sent to the Owner or Agent prior to commencement of each rental.
- The Owner or Agent must personally meet each tenant party on initial arrival at the main gate and accompany them to the property. The Owner or Agent must then, in addition to handing over the house keys, be available to answer any queries regarding the Estate or house. The same procedure must be followed at check-out.
- Should a serious breach of the LEHOA rules and regulations occur and the Owner or Agent are not contactable, then the LEHOA reserves the right to deal with the breach directly.
- The Owner or Agent hereby waive and abandon any and all claims that may arise against the LEHOA from any cause whatsoever connected to this agreement and whether such claim arises as a result of the negligence of the LEHOA, its representatives or management. The Owner or Agent accordingly hereby irrevocably indemnify and hold the LEHOA free from liability against any claims, losses, liabilities, demands, damages, costs, charges or expenses which the Owner or Agent may sustain arising out of this agreement including any consequential losses.
- The Owner / Agent agree that any ignorance and / or non-compliance with any condition of this agreement and / or the Constitution and / or Rules of Conduct shall constitute a breach of contract.

- LEHOA reserves to amend this agreement from time to time.

Stand No	
Name of Owner	
Signature	
Date	

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Likweti Management