

ADOPTION CHECKLIST

ADMISSION NO:

MBY 8821

CONTRACT NO:

MA0179

- ☒ 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 04/12/25
- ☒ Copy of Vaccination Record/ Certificate
- ☒ Microchip
- ☒ Microchip Registration- chip number _____

Adoptee INFO:

Name & Surname Gustav Sk

Contact INFO: 0722890271

Completed by: _____

Date: 06/12/25

Manager: _____

Date: 06/12/25

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

RESIDENTIAL LEASE AGREEMENT

Natural Person Version

[Ask Seeff: 24

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1.	SCHEDULE
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1.1	The Property Practitioner	Teresa Gericke
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Mandatory Disclosure Form	☒ Yes ☐ No
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1.2	The Landlord	Jacob Oosthuizen
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Registration number / identity number	4403055008009
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VAT registration number	NA
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1.3	Name of Tenant(s) (up to a maximum of 3 (Three))		
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Marianne Steinhobel	Gustav Steinhobel	
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Registration number(s) / Identity number(s)

7203070010080	7011085130086	
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VAT registration number(s)

NA	NA	
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DESCRIPTION OF PREMISES

1.4	Unit / door number	46	complex / building name	NA
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Street number	46	street name	6 De Laan
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Suburb	De Bakke	city	Mosselbaai
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Province	W-Kaap	postal code	6507
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1.5	Parking bay(s)	☒ yes ☐ no
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Parking bay number(s)	Garages
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1.6	Storeroom(s)	☒ yes ☐ no
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Storeroom number(s)	
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1.7	Smoking allowed	☐ yes ☒ no
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1.8	Pets allowed	☒ yes ☐ no	number and details:	
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TENANT COSTS

Reference	6 De Laan, 46
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1.20 The Landlord's contact details

Physical address	Soos Mandaat		
Postal address	Soos Mandaat		
Home telephone	Soos Mandaat		
Work telephone	Soos Mandaat		
Cellular	Soos Mandaat		
Email	Soos Mandaat		
Landlord's next of kin	NA	cellular	NA

1.21 The Tenant's contact details

Physical address	70 Bland Str, Mosselbaai		
Postal address	NA		
Home telephone	NA		
Work telephone	NA		
Cellular	0767761949 / 0722890271		
Email	mariannesteinhobel@mail.com / gsteinhobelsec@gmail.com		
Tenant's next of kin	Marianne / Gustav	cellular	0767761949 / 0722890271

1.22 The Property Practitioner's contact details

Physical address	Kaap de Goede Hoop str, 35 - Hartenbos		
Postal address	Box, 391 - Mossel Bay		
Home telephone	Na		
Work telephone	0793206640		
Cellular	0793206640		
Email	teresa.gericke@seeff.com		

1.23 Interest rate of 2% (Two Percent) per Month on all arrears up to a maximum of 24% (Twenty Four Percent) p annum

1.24 Initial Period is 12 Months

1.25 Effective Date 1 Maart 2025

1.26 Termination Date 29 Februarie 2026

- 2.1.3. **"Business Day"** means any day other than a Saturday, Sunday, or official public holiday in South Africa;
- 2.1.4. **"Constitution"** means the Constitution of the Republic of South Africa 108 of 1996;
- 2.1.5. **"CPA"** means the Consumer Protection Act 68 of 2008;
- 2.1.6. **"Data Protection Legislation"** means POPIA, ECTA, PAIA and the Constitution and all other applicable laws and regulations relating to the processing of personal information and privacy;
- 2.1.7. **"Debt Collector"** means any person defined as such within Section 1 of the Debt Collectors Act 114 of 1998;
- 2.1.8. **"Debt Collectors Act"** means the Debt Collectors Act 114 of 1998;
- 2.1.9. **"Deposit"** means the amount payable by the Tenant to the Landlord prior to the Tenant moving in to the Premises;
- 2.1.10. **"ECTA"** means the Electronic Communications and Transactions Act 25 of 2002;
- 2.1.11. **"Effective Cause"** means the main reason for the Tenant entering into this Lease Agreement;
- 2.1.12. **"Effective Date"** means the commencement date of the Lease Agreement as set out in item 1.25, alternatively the date on which the payment of the Deposit is paid, in accordance with the requirements of item 1.10 (where selected), notwithstanding the Signature Date;
- 2.1.13. **"Fair Wear and Tear"** means any decline which results from ordinary use and exposure over time, including breakage or malfunctioning due to age or deteriorated condition, but not where such decline results from negligence, carelessness, accidents, or abuse by the Tenant or the Tenant's visitors; {Ask TPN: 150 }
- 2.1.14. **"Initial Period"** means the term of this Lease Agreement, excluding any renewal periods, set out in item 1.24;
- 2.1.15. **"Landlord"** means the Party set out in item 1.2 and any representative duly authorised to act on behalf of the Landlord. This may also, where it is clear from the context, include the Property Practitioner or the Property Practitioner's duly appointed representative, as the case may be;
- 2.1.16. **"Lease Agreement"** means this agreement together with all its Annexures and Schedules, as amended from time to time;
- 2.1.17. **"Mandatory Disclosure Form"** means the mandatory disclosure form completed by the Landlord in relation to the Property, as required by the PPA, which is attached hereto, if applicable;
- 2.1.18. **"Material Breach"** means any breach of this Lease Agreement which:
- 2.1.18.1. this Lease Agreement defines as a **"Material Breach"**;
 - 2.1.18.2. has or is likely to have a serious financial or legal impact on either Party to this Lease Agreement;
 - 2.1.18.3. has or is likely to have a serious impact on the ability of either Party to this Lease Agreement to enjoy its rights under this Lease Agreement;
 - 2.1.18.4. is not remedied by the Party who is in breach within 20 (Twenty) Business Days of being asked to do so by the other Party;
 - 2.1.18.5. or which happens more than once in any 3 (Three) Month period;
- 2.1.19. **"Month"** means a calendar month, commencing on the 1st (First) day of such a month and terminating on the last day of such month;
- 2.1.20. **"National Electricity Grid"** means the network of electricity-generating, transmitting and distribution infrastructure used throughout South Africa;
- 2.1.21. **"PAIA"** means the Promotion of Access to Information Act 2 of 2000;
- 2.1.22. **"Parties"** means the Tenant and the Landlord and **"Party"** means either one of them, as the context may indicate;
- 2.1.23. **"POPIA"** means the Protection of Personal Information Act 4 of 2013;
- 2.1.24. **"Personal Information"** has the meaning ascribed to it in section 1 of POPIA;
- 2.1.25. **"Premises"** means the premises set out in item 1.4, the parking bays set out in item 1.5, and the storerooms set out in item 1.6;
- 2.1.26. **"Property Practitioner"** means the Party set out in item 1.1;
- 2.1.27. **"PPA"** means the Property Practitioners Act 22 of 2019;
- 2.1.28. **"PPRA"** means the Property Practitioners Regulatory Authority, as established in the PPA;
- 2.1.29. **"Rental"** means the monthly rental payable by the Tenant to the Landlord for the rental of the Premises;
- 2.1.30. **"Rental Housing Act"** means the Rental Housing Act 50 of 1999;
- 2.1.31. **"Rules"** means any applicable Body Corporate and / or house rules; including any amendments thereto, as implemented from time to time;
- 2.1.32. **"Short Term Consumables"** means goods used within or for the Premises that must be replaced on a regular basis, which will include, but not be limited to, light bulbs, electrical globes, fittings and switches;
- 2.1.33. **"Sign"** means a handwritten signature;

5. TERM OF LEASE AGREEMENT

[Ask Seeff.]

- 5.1. For a Lease Agreement with a duration of less than 24 (Twenty Four) Months:
 - 5.1.1. This Lease Agreement shall commence on the Effective Date and will endure for the Initial Period;
 - 5.1.2. This Lease Agreement will, subject to the provisions of clause 6.1, terminate on the date set out in item 1.26, unless cancelled or terminated earlier in accordance with its terms.
- 5.2. For a Lease Agreement with a duration of more than 24 (Twenty Four) Months:
 - 5.2.1. This Lease Agreement will commence on the Effective Date and endure for the Initial Period;
 - 5.2.2. This Lease Agreement will, subject to the provisions of clause 6.1, terminate on the date set out in item 1.26, unless cancelled or terminated earlier in accordance with its terms;
 - 5.2.3. The Tenant will have the financial benefit of the items set out in item 1.27.
- 5.3. The Tenant specifically acknowledges and agrees that, should he not be able to take occupation of the Premises on or before the Effective as a result of:
 - 5.3.1. any circumstance that is beyond the control of the Landlord; or
 - 5.3.2. any circumstance that arises, which is not as a direct result of any negligent act or omission by the Landlord;

then and in such event the Landlord shall not be liable for any damages suffered by the Tenant and the Tenant shall have no claim of whatsoever nature whatsoever arising, against the Landlord.

6. CONTINUATION OF LEASE AGREEMENT

[Ask Seeff.]

- 6.1. Upon termination of the Initial Period, this Lease Agreement will automatically continue on a Month-to-Month basis, subject to the provisions of clause 7.1.2, unless by no later than 30 (Thirty) Business days prior to the date upon which the Initial Period is due to expire:
 - 6.1.1. either Party expressly, and in Writing, advises the other, that it does not want this Lease Agreement to continue after the Initial Period terminated;
 - 6.1.2. the Parties agree to extend the Lease Agreement, on the same terms, for a further fixed-term period in accordance with clause 6.2;
 - 6.1.3. the Parties sign, in Writing, a new lease agreement, which replaces this Lease Agreement with effect from the expiration of the Initial Period.
- 6.2. In the event that the provisions of clause 6.1.2 apply, then the Parties will sign an addendum, in Writing, specifying the further fixed-term period applicable, which addendum will be attached to the Lease Agreement as an annexure.
- 6.3. Should the Parties subsequently fail to agree on the terms of the addendum contemplated in clause 6.2 or the new lease agreement, contained in clause 6.1.3 (as the case may be), and the Tenant failed to direct the Landlord in writing, by no later than 30 (Thirty) Business days prior to the date upon which the Initial Period is due to terminate, that the Tenant wishes for the Lease Agreement to terminate on the expiry of the Initial Period, then the Lease Agreement shall continue on a month-to-month basis, subject to any material changes of which the Landlord has given notice.
- 6.4. If this Lease Agreement continues on a Month-to-Month basis in terms of clause 6.1, either Party shall be entitled to terminate this Lease Agreement without reason or penalty at any time, provided that they give the other Party a calendar Month's written notice of such termination.
- 6.5. Should this Lease Agreement continue on a Month-to-Month basis, the provisions of Section 14 of the CPA will no longer apply to this Lease Agreement.

7. NOTIFICATION OF TERMINATION OF LEASE AGREEMENT

[Ask Seeff.]

- 7.1. In order to allow the Tenant to decide whether to continue with this Lease Agreement upon expiry of the Initial Period, the Landlord shall notify the Tenant in writing between 40 (Forty) and 80 (Eighty) Business Days prior to the expiry of the Initial Period of:
 - 7.1.1. the date of termination of the Initial Period;
 - 7.1.2. any material changes that will apply if this Lease Agreement is automatically continued on a Month-to-Month basis after the termination of the Initial Period; and
 - 7.1.3. the fact that this Lease Agreement will automatically continue on a Month-to-Month basis upon expiry of the Initial Period, unless by no later than 30 (Thirty) Business Days prior to the date upon which the Initial Period is due to terminate: (i) the Tenant expressly stipulates, in Writing, that the Tenant wishes for the Lease Agreement to terminate on the expiry of the Initial Period; (ii) an extension for a further term period, is agreed and signed in an addendum to this Lease Agreement by the Parties; or (iii) a new Lease Agreement is concluded replacing this Lease Agreement.

8. USE OF THE PREMISES

- 11.7. Should the utility supply to the Premises not be connected to a pre-paid system, or in any other circumstances where the Landlord would incur liability towards the Municipality in question, or any third party in respect of utilities utilised on the Premises, then the Tenant shall ensure that correct meter readings are provided to such Municipality or relevant third party. The Tenant agrees to provide the Landlord, on a monthly basis, with a photograph reflecting a recorded date of the relevant meter readings in respect of the Premises. The Tenant will be liable for any amount due to the Municipality or third party for any incorrect charges should he fail to provide the Landlord with the meter readings contemplated in clause 11.7.

12. ADDITIONAL CHARGES PAYABLE BY THE TENANT

- 12.1. In addition to the charges by service providers contemplated in clause 11, the Tenant shall also be responsible for the following additional charges:
- 12.1.1. The Lease Agreement administration fee set out in item 1.13;
 - 12.1.2. The credit check fee set out in item 1.14;
 - 12.1.3. For inspections required in terms of the Rental Housing Act, and all other inspections agreed upon between the Parties, the inspection fee set out in item 1.15; and
 - 12.1.4. Debt Collector fees in terms of the Debt Collectors Act, in the event that the Tenant fails to timeously pay any amount due to the Landlord in terms of this Lease Agreement.
- 12.2. The Tenant shall make payment of the charges referred to in clause 12.1 to the Landlord / Property Practitioner, as applicable, on presentation of an invoice, simultaneously with the payment of the 1st (First) Rental payment.
- 12.3. In the event of the cancellation or termination of this Lease Agreement, and in the event that the Parties agree to reinstate and / or conclude an addendum to this Lease Agreement, the Tenant hereby agrees to the Landlord conducting a further credit check and agrees to be liable for any credit check fees.

13. DEPOSIT

[Ask Seeff: 1

- 13.1. The Deposit is the amount set out in item 1.10.
- 13.2. The Tenant will pay the Deposit on the Signature Date. When this Lease Agreement terminates, the Landlord may use the Deposit, together with any interest accumulated thereon, to pay all amounts which the Tenant is liable for in terms of this Lease Agreement, including the reasonable costs of repairing any damage caused to the Premises as contemplated in clause 14.4, the cost of replacing lost keys, any arrear Rental that has not been paid by the Tenant and any other outstanding amounts for which the Tenant is liable under this Lease Agreement, including interest thereon.
- 13.3. The Deposit will be placed in an interest-bearing account with a financial institution. When this Lease Agreement terminates, after deducting any amounts owed by the Tenant in terms of any provision of this Lease Agreement, the Landlord shall pay any remainder of the Deposit to the Tenant, together with any interest accrued thereon at the applicable rate, within 14 (Fourteen) days of restoration of the Premises.
- 13.4. If the Deposit is paid to the Property Practitioner and not to the Landlord, the Property Practitioner will invest the Deposit in accordance with the provisions of the PPA.
- 13.5. Any interest earned on the Deposit will be paid out in the manner set out in clause 13.3, as read with the provisions of the PPA. For the subsistence of this Lease Agreement, the Deposit at all times belongs to the Tenant and may only be utilised by the Landlord or Property Practitioner, as the case may be, upon termination of the Lease Agreement, in accordance with the provisions of any and all relevant legislation.
- 13.6. If, during the subsistence of the Lease Agreement (including the Initial Period, any fixed-term renewal period, or where the Lease Agreement continues on a Month-to-Month basis) there is any increase in the Rental, the Tenant shall be required to supplement the Deposit to ensure that the Deposit is proportionate to the increased Rental.
- 13.7. The Tenant is not permitted to request the Landlord to use the Deposit to cover any Rental which the Tenant owes at any time during the subsistence of the Lease Agreement.
- 13.8. Should this Lease Agreement be subject to the suspensive condition set out in item 1.10, the Lease Agreement shall commence upon payment of the Deposit. Should the Tenant fail to pay the Deposit by the due date, this Lease Agreement shall be of no force and effect and neither Party shall have any claim whatsoever against the other Party.
- 13.9. The Tenant hereby acknowledges and agrees that the Deposit set out in item 1.10, may be ceded to another duly registered Property Practitioner who has been mandated to collect Rental or any other amounts due and owing to the Landlord in terms of this Lease Agreement.
- 13.10. The Tenant will repay the Landlord / Property Practitioner for any bank, or other charges, resulting from any payment, handling or management of the Deposit.

14. INSPECTION OF THE PREMISES

[Ask Seeff: 1

- 14.1. The Tenant and the Landlord, or the Property Practitioner, (as the case may be) will inspect the Premises together, before the Tenant takes occupation of the Premises. The Parties shall record any existing damage or defects to the Premises, in Writing, and it shall be signed by the Tenant and the Landlord, or the Property Practitioner (as the case may be) ("Record"). The Record shall be attached as an Annexure to this Lease Agreement. The Tenant, by way of this inspection, acknowledges that the Premises is fit for beneficial occupation.
- 14.2. The Record does not constitute an undertaking by the Landlord to have any defect or damage recorded in the Record remedied. The Record is simply an acknowledgment that that defect or damage exists, and that the defect or damage was not caused by the Tenant.

- 17.1.9. respect the rights of use and enjoyment of neighbours;
 - 17.1.10. comply with all laws and regulations relating to the Premises, it is specifically recorded that if the Landlord is fined or penalised because the Tenant has breached any law or regulation, the Landlord shall be entitled to recover any costs associated with such breach from the Tenant;
 - 17.1.11. ensure that the Premises are occupied by no more than the number of people set out in item 1.29;
 - 17.1.12. make payment of all amounts to which the Landlord is legally entitled as and when such amounts are due and payable;
 - 17.1.13. return the keys to the Landlord by latest on the date and at the time set out in item 1.28;
 - 17.1.14. ensure that should Smoking be permitted on the Premises as set out in item 1.7, such Smoking will not cause any damage to the Premises, regardless of whether the person Smoking is the Tenant, any further occupant of the Premises or any visitor of the Tenant;
 - 17.1.15. ensure that should Smoking not be permitted on the Premises, as set out in item 1.7, no person, including the Tenant, any further occupant of the Premises or any visitors of the Tenant will Smoke on the Premises;
 - 17.1.16. ensure that, should the Tenant be permitted to keep pets on the Premises as set out in item 1.8 that such pets do not cause any damage to any movable or immovable property located on the Premises, including the garden, if applicable;
 - 17.1.17. ensure that, should no pets be permitted to enter the Premises in accordance with item 1.8 of the Schedule, then no pets, including pets belonging to visitors of the Tenant will enter the Premises at any time and for any reason whatsoever;
 - 17.1.18. ensure that, should the Tenant or any other person Smoke or have Smoked on the Premises, the Tenant shall at its own cost, and use professional cleaners or fumigators, restore the Premises to the pre-smoking condition;
 - 17.1.19. ensure that, should pets be kept or have been kept on the Premises, the Tenant shall at its own cost, using professional cleaners or fumigators, restore the Premises to the pre-pet condition;
 - 17.1.20. ensure that visitors to the Premises park only in the designated visitors parking spaces that may be applicable to the Premises;
 - 17.1.21. at his own cost, at all times maintain adequate insurance in respect of all movable property brought onto the Premises, which shall include all parking bay(s) set out in item 1.5, and all storeroom(s) as set out in item 1.6, by an insurance company of the Tenant's choice and make prompt and regular payment of all insurance premiums in respect of such insurance. The Tenant hereby specifically acknowledges and agrees that the Landlord shall in no way be liable for any damage caused, for whatever reason, to any movable property brought onto the Premises, including all parking bay(s), by the Tenant;
 - 17.1.22. at his own cost, ensure that the Premises remains free from pests and will effect pest control on a regular basis, including fumigation and pest maintenance. The Landlord warrants that the Premises is pest free at the inception of the Lease Agreement; and
 - 17.1.23. notify the Landlord of any changes to any locks to the Premises and at his own cost, provide the Landlord with keys to the changed locks within 24 (Twenty-Four) hours of such locks being changed.
- 17.2. The Tenant must not:
- 17.2.1. sublet the Premises or allow any third party to reside in or occupy the Premises without the prior Written consent of the Landlord;
 - 17.2.2. allow any refuse to accumulate inside or outside the Premises, save as in rubbish bins;
 - 17.2.3. make any structural changes or additions to the Premises;
 - 17.2.4. stick adhesive picture holders onto or into, or otherwise deface the walls of the Premises;
 - 17.2.5. drive nails or other objects into any portion of the Premises;
 - 17.2.6. paint the interior or exterior of the Premises without first obtaining the prior Written consent of the Landlord;
 - 17.2.7. interfere with the electrical, plumbing or gas system in the Premises, unless the Tenant is doing maintenance which is permitted in terms of this Lease Agreement;
 - 17.2.8. use any gadgets or tools or keep any liquids which may explode and cause the insurance policy of the Landlord to be questioned by the Landlord's insurers;
 - 17.2.9. hang or place any signs, notices or advertisements anywhere inside or outside the Premises without the prior Written consent of the Landlord;
 - 17.2.10. remove any of the Tenant's furniture or other movable property during the subsistence of this Lease Agreement, as legally such property can be sold by the sheriff of the court in the event that the Tenant does not pay the Rental in accordance with the provisions of this Lease Agreement;
 - 17.2.11. make any improvements or installations to the Premises without the prior, Written consent of the Landlord (which consent shall not be unreasonably withheld); provided that the Tenant specifically acknowledges and agrees that upon termination of the Initial Period (or subsequent renewal period) any improvements made by the Tenant shall be deemed to be the property of the Landlord, unless otherwise agreed to in writing between the Parties; or
 - 17.2.12. install or permit the installation of a generator, inverter or any similar electrical source without the prior Written consent of the Landlord.

- 22.2. In the event that the Tenant is placed in breach of this Lease Agreement and remedies such breach on 3 (Three) separate occasions over a consecutive 3 (Three) Month period, the Landlord shall be entitled to terminate this Lease Agreement on 20 (Twenty) Business Days' notice Tenant. In such an event:
- 22.2.1. the Landlord's right to terminate in terms of this clause 22.2 shall exist regardless of whether the Tenant remedies each breach prior to expiry of each individual Month within the 3 (Three) Month period contemplated above; and
 - 22.2.2. the provisions of this clause 22.2 shall apply during the Initial Period as well as any renewal periods to this Lease Agreement.
- 22.3. The Landlord may terminate this Lease Agreement with immediate effect and may demand that the Tenant vacate the Premises immediately in any event, within a period of no more than 24 (Twenty Four) hours in the event that the Landlord, the Property Practitioner or the Body Corporate become aware of the fact that the Tenant is conducting any form of criminal or illegal activity, or has contravened any law or by-law whatsoever, including the Criminal Procedure Act 51 of 1977, the Counterfeit Goods Act 37 of 1997 and the Treatment of Substance Abuse Act 70 of 2008.
- 22.4. In the event that the provisions of clause 22.3 apply, the Landlord shall not be obliged to prove the criminal or illegal activity in question, but shall be required to report such activity to the South African Police Service or other applicable body, which reporting may be done anonymously; provided that there is no obligation on the Landlord to prove such reporting to the Tenant or any third party.
- 22.5. In the event that the Tenant provides the Landlord or the Property Practitioner with incorrect information or documentation during the application process conducted before the conclusion of this Lease Agreement ("Application Process"), or omits to provide any relevant information or documentation, whether intentionally or in error, the Landlord will be entitled to terminate the Lease Agreement with immediate effect. It is specifically recorded that all documentation and information provided or required during the Application Process form the basis upon which the Landlord concludes this Lease Agreement with the Tenant.

23. BREACH OF THIS LEASE AGREEMENT BY THE TENANT

- 23.1. In the event of the Tenant not paying the Rental or any other monies due in terms of this Lease Agreement on the date upon which such monies are due and payable, or committing any other breach in terms of this Lease Agreement then:
- 23.1.1. should the provisions of Section 14 of the CPA apply to this Lease Agreement and the Tenant remain in breach of any of the terms of this Lease Agreement for a period of 20 (Twenty) Business Days after despatch of a Written notice calling upon the Tenant to remedy such breach; or
 - 23.1.2. should the Lease Agreement continue on a Month-to-Month basis in accordance with the provisions of clause 6.1, and the provisions of Section 14 of the CPA accordingly not apply to this Lease Agreement, and the Tenant remain in breach of any of the terms of this Lease Agreement for a period of 7 (Seven) calendar days after dispatch of a Written notice calling upon the Tenant to remedy such breach;
- then the Landlord shall be entitled, in his sole discretion and without prejudice to any other rights that he may have in law, to either claim specific performance in terms of this Lease Agreement, or to cancel this Lease Agreement forthwith and without further notice claim arrears Rental and / or any other damages from the Tenant.
- 23.2. Should this Lease Agreement be cancelled or terminated by the Landlord for any reason whatsoever, the Tenant and all other persons occupying the Premises through and / or under the Tenant shall (i) immediately vacate the Premises, and (ii) allow the Landlord to take occupation thereof.
- 23.3. In the event of the (i) Landlord cancelling or terminating this Lease Agreement, and (ii) the Tenant disputing the right of the Landlord to cancel or terminate and remaining in occupation of the Premises ("Dispute"), the Tenant shall, pending a decision in such Dispute, continue to pay an amount equivalent to the Rental, together with all other payments stipulated in this Lease Agreement, on the date that such payments are due to the bank account set out in item 1.19.
- 23.4. In the event of a Dispute, as contemplated by the provisions of clause 23.3, the Landlord shall be entitled to accept and recover all payments made by the Tenant, either before or after legal proceedings have been instituted, and the acceptance thereof shall be without prejudice to, and shall not in any way whatsoever affect the Landlord's action of cancellation or termination then in Dispute. Should the Dispute be determined in favour of the Landlord, the payments made and received in terms of clause 23.3 and this clause 23.4 shall be deemed to be amounts paid by the Tenant for the damages suffered by the Landlord by reason of the cancellation or termination of the Lease Agreement and / or the unlawful occupation over by the Tenant.

24. BREACH OF THIS LEASE AGREEMENT BY THE LANDLORD

- 24.1. If the Landlord commits a Material Breach of this Lease Agreement, the Tenant may apply to a court:
- 24.1.1. for the recovery of any damages suffered by the Tenant as a result of such Material Breach; and
 - 24.1.2. for specific performance by the Landlord of any obligation under this Lease Agreement.
- 24.2. The Tenant may also cancel this Lease Agreement, without penalty, if the Landlord does not remedy the Material Breach within 20 (Twenty) Business Days of notification being sent to the Landlord in Writing instructing the Landlord to do so.

25. ACKNOWLEDGMENT BY THE TENANT

- 25.1. The Tenant confirms that:

- 30.1. The Tenant confirms that the (i) details of all occupants of the Premises, and (ii) Alternative Accommodation have been completed in the Schedule. Should there be any change to this information, the Tenant undertakes to inform the Landlord of such changes in Writing. This information is required in compliance with the requirements of The Prevention of Illegal Evictions from and Unlawful Occupation of Land Act, at some stage, become necessary to institute eviction proceedings.
- 30.2. The Tenant agrees that, should eviction proceedings be instituted against him for any reason whatsoever, he will be able to use the Alternative Accommodation as a place of residence.

31. REGULATORY COMPLIANCE

- 31.1. The Tenant consents to and authorises the Landlord and / or the Property Practitioner to:
- 31.1.1. contact, request and obtain any information at any time and from any credit provider (or potential credit provider), bank or registered bureau in order to assess the behaviour, profile, payment patterns, indebtedness, whereabouts, and creditworthiness of the Tenant;
 - 31.1.2. provide any information about the behaviour, profile, payment patterns, indebtedness, whereabouts, and creditworthiness of the Tenant to any registered credit bureau or to any credit provider (or potential credit provider) seeking a trade reference regarding the Tenant's dealings with the Landlord.
- 31.2. The Tenant acknowledges that the Landlord and Property Practitioner (as the case may be) will collect, use and process the Tenant's Personal Information for the purpose of:
- 31.2.1. the Application Process and entering into this Lease Agreement;
 - 31.2.2. performing their obligations in connection with this Lease Agreement;
 - 31.2.3. pursuing their legitimate interests under this Lease Agreement, which will include the right to process the Personal Information of the Tenant in the event of a sale or prospective sale of the Premises; and
 - 31.2.4. the general administration of the relationship between Parties.
- 31.3. In addition to the foregoing provisions of this clause 31, both Parties undertake to ensure compliance with all Data Protection Legislation with respect to processing Personal Information of the other Party.

32. NON VARIATION / ENTIRE AGREEMENT / MUTUAL SUPPORT

- 32.1. No addition to or variation or consensual cancellation of this Lease Agreement, including this clause, has effect unless it is in Writing and Signed by both Parties.
- 32.2. The Landlord and the Tenant agree that this Lease Agreement is the whole agreement between the Parties in regard to its subject matter.
- 32.3. The Parties undertake at all times to do all such things, to perform all such acts and to take all such steps as may be open to them and necessary for or incidental to the putting into effect or maintenance of the terms, conditions and import of this Lease Agreement.

33. ITEMS BROUGHT ONTO THE PREMISES

Ask Seeff:

- 33.1. All items brought onto the Premises will serve as security for the Tenant's compliance with his obligations under this Lease Agreement. Upon attachment of such items in respect of all arrears, the Tenant may not give up his rights or possession of these items or remove them from the Premises during the subsistence of the attachment.
- 33.2. Subject to the Landlord's rights set out in clause 33.1, the Tenant undertakes to remove all items brought onto the Premises, from the Premises on the Termination or cancellation date. Any items left on the Premises by the Tenant after the Termination or cancellation date, will be deemed abandoned. The Landlord may dispose of all such items as he sees fit, and the Tenant will have no claim against the Landlord, of whatsoever nature, howsoever arising, and holds the Landlord harmless against all claims associated with such items.

34. RELAXATIONS OR INDULGENCES

No indulgence by one Party to the other Party, or failure to strictly enforce the terms of this Lease Agreement, is to be construed as a waiver or a basis for raising estoppel in any way.

35. SEVERABILITY

Each provision in this Lease Agreement is severable from all others, notwithstanding the manner in which they may be linked together or grouped grammatically, and if in terms of any judgment or order, any provision, phrase, sentence, paragraph or clause is found to be defective or unenforceable for any reason, the remaining provisions, phrases, sentences, paragraphs and clauses shall nevertheless continue to be of full force. In particular, the Parties acknowledge their intention to continue to be bound by this Lease Agreement notwithstanding that any provision may be found to be unenforceable or voidable, in which event the provision concerned shall be severed from the other provisions, each of which shall continue to be of full force.

36. SIGNATURE

- 36.1. This Lease Agreement shall be Signed in Writing.

Gustav Steinhobel

eSign: 02c5b73d-0a67-4fc5-81fe-a9e4338b0ada
Signed: 13 Feb 2025 11:07

Tenant

Electronic Signature

SIGNED BY

Jacob Oosthuizen

ON

14 February

2025

Jacob Oosthuizen

eSign: 677487b8-3ffb-4cc4-81aa-015ca5847dc8
Signed: 14 Feb 2025 6:48

Landlord

Electronic Signature



REPUBLIC OF SOUTH AFRICA
NATIONAL IDENTITY CARD

Surname:
STEINHÖBEL
Names:
GUSTAV
Sex:
M
Nationality:
RSA
Identity Number:
7011085130086
Date of Birth:
08 NOV 1970
Country of Birth:
RSA
Status:
CITIZEN



Signature:

A handwritten signature in dark ink, appearing to be 'G. Steinhöbel'.



PRE AND POST HOME INSPECTION FORM DOMESTIC ANIMALS

992 003 0005 79308

ADMISSION NO

MBY8

PASSED: ☒ YES / ☐ NO

DATE UNDERTAKEN: 5/12/25

TIME: 13:1

NAME OF APPLICANT: Gustav Steinhobel

ADDRESS: No 46 Six Ave, Santos

HOME TEL No:

CELL No:

ANIMAL(S) ADOPTING: Lab X

SEX: Female

AGE: 10 weeks

PRE- HOME INSPECTION:

PROPERTY DESCRIPTION

Type and height of fence:	8/1/3	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?	

DESCRIPTION OF ANIMALS ON PROPERTY

	1	2	3	4	
BREED	DSH	Makno			
CONDITION	Fair	Fair			
WELFARE (good?)	Good	Good			
SEX & AGE	Male / 11	Male / 10 months	1	1	
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: Wally Wegener

SPCA: Mbay SPCA

SIGNATURE: [Signature]

POST HOME INSPECTIONS

DATE	RESULT	REMARK	BY WH

DIAGRAM OF PROPERTY ON REVERSE OF THIS PAGE

GARDEN ROUTE SPCA MOSSELBAY			
DATE	14/11/25	ANIMAL NAME	
KENNEL NUMBER	K15	BREED	Lab X
CARD NUMBER	MBY 8821	STERILIZED	NO
COLOUR	Tan	MALE/FEMALE	Female
VACCINATED	Yes	AGE	8 weeks
PROOF OF VACC	Yellow card	STRAY/SURRENDER	Surrender

GENERAL HEALTH CHECK

			COMMENTS
WEIGHT	2.55 kg		
TEMPERATURE	38.3		
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	

ADDITIONAL COMMENTS

2. Property of origin is free from quarantine restrictions imposed for rabies control purposes.
3. The rabies vaccine immunity is valid.
4. The certificate was signed in the space below to confirm that the condition in 2 and 3 were met before the intended movement.

DATE

BY VETERINARIAN

SIGNATURE

PRACTICE STAMP

CERTIFICATE OF STERILISATION

VETERINARIAN'S SIGNATURE

DATE

DOCTOR'S NAME

Mr (Bib)
04-12-2005
Dr. A.S. mulla

Garden Route SPCA

P.O. Box 258

George, 6530

Ph (044) 393 - 0924

PRACTICE STAMP



Animal Health

NOTE TO MY OWNER

Regular vaccines as prescribed by my veterinarian and deworming every 2 weeks for under 12 weeks of age and every 3 months when 1 or older are very important for keeping me healthy!

Exital Plus Exital Plus XL

PROTECTING FOR HAPPIER HEALTHIER DOGS

Intervet South Africa (Pty) Ltd, Reg. No. 1991/006880/7
 20 Spartan Road, Spartan, 1619, RSA | Private Bag X2026, Isando, 1600, RSA
 Tel: +2711 923 9300, Fax: +2711 392 3156, Sales Fax: 086 603 1777
www.msd-animal-health.co.za ZA-NOV-21120001

that can be everyw

DOG P

PARASITES

CONTAMINATED WATER

SHOES & CLOTHING

HOUSE GUESTS

BONDING FACILITIES

THE GROOMER

SHARED FOOD OR BEDDING



PET'S NAME

MY VET

GARDEN ROUTE
 MOSSEL BAY

18 BILL JEFFERY
 KWANONQAA

044 693 082

072 287 176

theatrem@grspca

Consulting Hc

Monday and Friday: 9:00

Wednesday: 9:00

Tuesday and Thursday: 9:00

ADMISSION, ASSESSMENT AND HISTORY RECORD

Loaded



Garden Route

KENNEL No. <u>K 34</u>				ADMISSION No. <u>MBY8821</u>			
Stray	<u>Surrender</u>	Abandoned	Returned	Impounded	Confiscated	Request for euthanasia	
Date in	<u>13/11/25</u>		Time in		Date for release		

IDENTIFICATION & LOST AND FOUND

Lost & Found checked	☒ Yes ☐ No	Lost & Found Date checked	<u>13/11/25</u>
Microchip/Collar or ID tag found	☒ Yes ☐ No	Date scanned or checked	<u>13/11/25</u>
Microchip or ID Tag number	<u>NONE</u>		

DESCRIPTION & HISTORY	<u>Dog</u>	Cat	Other species (Specify)		
	Breed	<u>Lab x</u>		Colour and Markings	<u>Tan - light</u>
	Condition	<u>Fair</u>		Sex	<u>Female</u>
	Temperament	<u>Fair</u>		Sterilisation details	<u>NO</u>
	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>Asla ward 15</u>				Date <u>12/11/25</u>
	Reason for surrender <u>Unwanted</u>				

ASSESSMENT		
GOOD WITH:	Yes	No
Children		
Cats		
Other Dogs		
Livestock/Other		
DO THEY:	Yes	No
Jump Fences		
Run Away		
COMMENTS:		

Surrendered by	☒ Name	<u>Justin October</u>
Found by		
Residential Address	<u>4545 Calitsoorp street</u>	
	<u>Aslo</u>	
Postal Address	<u>N/A</u>	
Tel (H)	<u>N/A</u>	Tel (W) <u>N/A</u> Cell <u>None</u>
Email	<u>N/A</u>	
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: Walley

STATEMENT OF SURRENDER

I do hereby certify that I DO / DO NOT own the animal/s described above, that IT IS / IT IS NOT a stray and I 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 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 uitdrukiik 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 8719</u>	Witness for Society <u>[Signature]</u>
------------------------------------	--

Fraser

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.

NAME - Prof/Dr/Mr/Mrs/Ms (including initials): MR. Gustav Steinhobel

HOME ADDRESS: NO 46 SIX AVE SANTOS.

ID NO.: 7011085130086

POSTAL ADDRESS: _____

TEL NO (H): N/A (B): N/A

CELL NO: 0722890271. FAX NO: _____

EMAIL: gsteinhobelsec@gmail.com.

Address where animal will be kept: ABOVE.

Occupation: MANAGING MEMBER.

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

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

Reason for wanting animal: ANIMAL LOVER

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 X

Can you afford private fees? YES. Who is your vet? BASSON.

How many animals live on the property? DOGS? 1. CATS? 1. OTHERS _____

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

Are all your animals sterilised? Give details NO NOT YET.

How many dogs and cats have you owned in the last 3 years? DOGS? 1. CATS? _____ OTHER? _____

Which animals do you still have, and what happened to the others? STILL HAVE ALL.

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: SIX FOOT

What shelter is provided: OUTDOORS _____ KENNEL _____ OTHER INDOORS.

Have you previously had pets from an SPCA? NO. Are there children under 10 in your household? NO.

NATIONAL IDENTITY CARD

Surname:

NEL

Names:

LIEZEL

Sex:

F

Nationality:

RSA

Identity Number:

7103240031083

Date of Birth:

24 MAR 1971

Country of Birth:

RSA

Status:

CITIZEN

Signature

RESIDENTIAL STATEMENT

EK / I:
ID NO:

Zizipho Angel Ngemntu

AGE: 30

RESIDING AT:

131 Adrienne Avenue, kwa Nongaba,
Mossel Bay

TEL (H):

078 5533 815

TEL (W):

States under oath/declare in English:-

That I'm Residing at above mentioned address since 2024

I know and understand the contents of this statement
I have/have no objection to taking the prescribed oath
I consider/do not consider the oath binding on my conscience

72617799-0
ZA Ngemntu Cst
Signature

I certify that the deponent acknowledged that he/she knows and understands the contents of this statement. He/she declared/swore that it is the truth. He/she signed the statement in my presence at Mossel Bay.

on 2025 / 10 / 09 at 12 : 50

NATIONAL IDENTITY CARD

Surname:

NEL

Names:

LIEZEL

Sex:

F

Nationality:

RSA

Identity Number:

7103240031083

Date of Birth:

24 MAR 1971

Country of Birth:

RSA

Status:

CITIZEN

Signature



MICROCHIPPED ANIMAL REGISTRATION FORM

MICROCHIP NUMBER



992003000579308

VET OR WELFARE ORGANISATION

Vet Practice Number *

Vet Practice Name *

Vet Practice Phone - Daytime *

PET OWNER INFORMATION

Cell No. * 0722890271

E-mail * gsteinhobelsec@gmail.com

Title * MR Initials * G

Street NO46 SIX AVE

Suburb SANTOS

Country

Phone - Day time

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

Only mobile numbers in South Africa, Botswana and Namibia will be receiving SMS

If possible, please provide a personal email, not a company email.

Surname * STEINHOBEL

City

Area Code

Province

Phone - Night time

OTHER CONTACTS

Title * Initials *

Cell No. *

Title * Initials *

Cell No. *

Title * Initials *

Cell No. *

CHIP DETAILS

Registration Date * 10 - 12 - 2025

Date of Implant * 04 - 12 - 2025

Was the Microchip implanted by this veterinary practice? ☒ Yes ☐ No

Name of Vet who implanted the Chip KAY LEWERS

PET DETAILS

Pet Name FRGYA

Species * CANINE

Colour TAN

Gender Male ☒ Female

Date of birth

Breed * LAB/GOLDIE

Markings

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 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 information is required, the client agrees to provide it.

ANNEXURE A

Additional Household Members & Emergency Contacts

1. Spouse Details

- Full Name: _____
- Contact Number: _____
- Email Address: _____

2. Additional Family Member/Friend Details

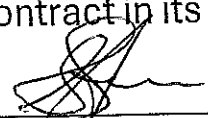
- Full Name: MARIANNE STEINHOBEL
- Contact Number: 076 776 1949
- Email Address: msteinhobel@gmail.com

3. Previous SPCA Adoption

- Have you previously adopted SPCA? (Yes/No)
- If yes, when? _____
- Where? _____
- What animal did you adopt? _____

1. Adoption Contract Acknowledgment

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

Signature: 

Date: 06/12/2025