

GREEN MEADOWS LIFESTYLE ESTATE

RENTAL APPLICATION FORM - 2027

Green Meadows Lifestyle Estate is situated on the corner of Retief Street and Piet Bosman Street, Potchefstroom. Green Meadows constitutes a new development, and all living units have a high-quality finishing and an upmarket feel.

What is your source of funding? Self-paying ☐ NSFAS ☐ Other bursary ☐

Where did you hear about Green Meadows? _____

Possible Occupation Date: _____

RENTAL OPTIONS (INITIAL BELOW SELECTED RENTAL OPTION)		
TYPE OF APARTMENT	INITIAL	REFER TO ANNEXURE B: PRICING & PAYMENT STRUCTURE - PAGE
BACHELOR WITH DOUBLE BED	☐	Page 1-2
SUPER BACHELOR WITH DOUBLE BED	☐	Page 3-4
1 BEDROOM STANDARD WITH DOUBLE BED	☐	Page 5-6
1 BEDROOM DELUXE WITH DOUBLE BED	☐	Page 7-8
1 BEDROOM SUPER DELUXE WITH DOUBLE BED	☐	Page 9-10
2 BEDROOM STANDARD WITH 2 SINGLE BEDS	☐	Page 11-12
2 BEDROOM LARGE WITH 2 SINGLE BEDS	☐	Page 13-14
2 BEDROOM DELUXE WITH 2 SINGLE BEDS	☐	Page 15-16

INITIAL HERE:

FURNISHED

☐

UNFURNISHED

☐

- The administration fee is payable at the time of application for your apartment. Thereafter the full deposit (refundable), the January 2027 and November 2027 rental, as well as the once-off biometrics fee, are payable at the time of signing of the Lease Agreement, before you can occupy the apartment.
- A range of discounted rates apply depending on the payment option being selected.

All units will be furnished with:

- Bed
- Mattress
- TV
- Fridge
- Microwave
- Lounge furniture
- 2-Plate Stove

Important rent inclusions/exclusions to be aware of:

1. The rent INCLUDE:

- Once per week cleaning service: Surfaces, floors, windows, bathrooms, and doors only - Clothes, linen and dishes are NOT included.
- Use of gym, squash courts, heated swimming pools on the premises.
- Internet/WIFI: WASP (service provider) - A standard wi-fi package with unlimited data and a line speed of 5 Mbps per tenant is included as part of the monthly rental. All rooms will have a wi-fi capable router installed that will provide connectivity for the 1 or 2 tenants in a flat, which they will share (10 Mbps per flat with 2 tenants will be provided by the landlord). Tenants who wish to upgrade to faster internet packages from WASP Global Solutions (the landlord's preferred internet service provider), will be able to do so by contacting the WASP offices and applying for the upgrade directly in their personal capacity. The difference in cost between the chosen package and the upgraded package will be for the tenant's account and they will be invoiced directly by WASP.
- Media/Study Centre uncapped WIFI: Tokens to be collected at Security.
- Transportation: The landlord will appoint an agent who will on behalf of the landlord provide transport services from the Premises to the campus of the tenant, from 7.00am to 18.30pm (incl. surroundings, in accordance with the existing shuttle service schedule of the landlord). The landlord shall provide transport services from the residence to the campus with dedicated busses / shuttles during academic calendar days. The tenant will take part and utilise the existing shuttle service of Green Meadows. No transport is required during the North-West University recess, or on public holidays and Sundays to the campus during the academic year.
- NSFAS tenants ONLY: Laundromat (virtual card-operated) on premises** (through app on cell phone device).
 - This consists of 1 load washing & 1 load drying of clothing (per week) available **FREE of charge (equates to total of approximately R80.00 per week / R320.00 per tenant per month)**.
 - For any washing and/or drying requirements over and above that, including a full laundry service, payment is required by NSFAS tenants according to the Green Meadows rates applicable (see 2.a.3 below).
- NSFAS tenants ONLY: Electricity & hot water.**
 - This consists of electricity and geyser electricity available **FREE of charge to the value of R400.00** (based on expected 2027 tariff calculations and consumption) **per tenant per month**.
 - For any electricity and geyser electricity consumption over and above that, payment is required by NSFAS tenants according to the JB Marks municipal tariffs applicable (see 2.b.3 below).

- h. The Green Meadows estate has multiple communal braai areas, as well as the Private Lounge and Clubhouse facilities for use by the tenants.

2. The rent EXCLUDE:

- a. **Self-paying and bursary tenants (non-NSFAS): Laundromat (virtual card-operated) on premises** (through app on cell phone device), as well as a full laundry service available.
 - 1. Make payment via Zapper on their smartphone for any laundry services.
 - 2. The cost of the above service is R40.00 per wash (1 load) and R40.00 per dry (1 load).
 - 3. NSFAS tenants to make payment in the same way for any ADDITIONAL wash/dry or laundry service as stated in 1.f.2 above.
 - b. **Self-paying and bursary tenants (non-NSFAS): Electricity & hot water.**
 - 1. A smart metering system has been installed for every unit, where electricity can be topped up seamlessly on your e-wallet by using a dedicated application.
 - 2. Geyser electricity priced at JB Marks municipal tariffs per month. Please note that that you are NOT charged for the “water” component of hot water, only for the electricity needed to heat the water. You are therefore not paying for any water itself.
 - 3. NSFAS tenants to make payment in the same way for any ADDITIONAL electricity and geyser electricity consumption as stated in 1.g.2 above.
 - c. Parking - Undercover parking available at a cost of R 2,600.00 per year (payable in advance).
 - d. Open-view decoder available at a once-off REFUNDABLE cost of R900.00 per year (subject to the decoder being returned in original working condition) - Alternatively the tenant to bring their own decoder.
 - e. Curtains, blinds, and study chair(s) are not included.
 - f. Cookware, crockery, cutlery, kettles and other small appliances & utensils are not included.
- The administration fee is a once-off charge in respect of rental application and credit checks processing and is NON-REFUNDABLE.
 - The biometrics fee is a once-off charge in respect of unique identifying access control processing required and is NON-REFUNDABLE.

For any enquiries on the provided rental and/or payment options, and for any further required additional information, please contact our office on our landline contact number 018 880 0100, or alternatively on 063 648 6321.

FIRST APPLICANT INFORMATION

(Person responsible for payments)

Full Name(s): _____

ID/Passport No: (copy to be attached) _____

Nationality: _____ Date of Birth: _____

Marital Status: _____ Email Address: _____

Telephone: (Mobile): _____ (Work): _____

Address where you currently stay: _____

Are you the owner of the property where you currently stay? Yes ☐ No ☐Do you own fixed property? Yes ☐ No ☐

If YES, address of property: _____

Net Monthly Salary (after deductions & tax): (copy of payslip attached) _____

If NO, please provide the following:

Rental paid: _____ Name of Rental Agent: _____

Contact No: _____

Self-Employed: Yes ☐ No ☐ Occupation: _____

Current Employer: _____ Employer's Telephone no: _____

Current monthly expenses: _____

Have you ever had any judgements/defaults granted against you? Yes ☐ No ☐

If YES, please provide details: _____

Bank: _____ Branch Code: _____

Account No: _____ Type of Account: _____

INITIAL HERE:

SECOND APPLICANT INFORMATION

(Person responsible for payments)

Full Name(s): _____

ID/Passport No: (copy to be attached) _____

Nationality: _____

Date of Birth: _____

Marital Status: _____

Email Address: _____

Telephone (Mobile): _____

(Work): _____

Address where you currently stay: _____

Are you the owner of the property where you currently stay? Yes ☐ No ☐Do you own fixed property? Yes ☐ No ☐

If YES, address of property: _____

If NO, please provide the following:

Rental paid: _____

Name of Rental Agent: _____

Contact No: _____

Self-Employed: Yes ☐ No ☐

Occupation: _____

Current Employer: _____

Employer's Telephone no: _____

Net Monthly Salary (after deductions & tax): (copy of payslip attached) _____

Current monthly expenses: _____

Have you ever had any judgements/defaults granted against you? Yes ☐ No ☐

If YES, please provide details: _____

Bank: _____

Branch Code: _____

Account No: _____ Type of Account: _____

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GENERAL DETAILS

Who will be staying at the Premises for the whole period of the Lease?

TENANT 1

Full Name(s): _____

ID/Passport No: (copy to be attached) _____

Telephone (Mobile): _____ Student Number: _____

Email Address: _____

Please indicate:

☐ MALE☐ FEMALE**TENANT 2**

Full Name(s): _____

ID/Passport No: (copy to be attached) _____

Telephone (Mobile): _____ Student Number: _____

Email Address: _____

Please indicate:

☐ MALE☐ FEMALE**VEHICLES**

Number of vehicles at the Premises: _____

Type: _____ Registration: _____

Type: _____ Registration: _____

INITIAL HERE:

CHECKLIST OF ALL DOCUMENTS REQUIRED FROM THE TENANT – Please provide

<u>FIRST APPLICANT</u>		<u>SECOND APPLICANT</u>		<u>TENANT</u>	
ID/Passport	☐	ID/Passport	☐	ID/Passport	☐
Proof of current address	☐	Proof of current address	☐	Bursary / Sponsorship - attach bursary letter	☐
Payslip	☐	Payslip	☐	NSFAS funded - attach NSFAS funding letter	☐
3 Months' Bank Statements	☐	3 Months' Bank Statements	☐	Proof of Registration at Academic institution - attach for Bursary/NSFAS ONLY	☐
				If previously stayed at another Landlord this year - attach termination letter (Bursary/NSFAS only)	☐

- **NB! IF THE RESPECTIVE TENANT WILL BE USING A BURSARY/SPONSORSHIP, PLEASE ATTACH THE CONFIRMATION OF BURSARY LETTER WHEN SUBMITTING THE APPLICATION.**
- **ALTERNATIVELY, IF NSFAS BURSARIES/LOANS ARE APPLICABLE, PLEASE ATTACH THE NSFAS CATEGORY OF APPROVAL STATUS: a) FULLY FUNDED OR b) FUNDING ELIGIBLE (PROVISIONALLY FUNDED).**

NB! A NON-REFUNDABLE PAYMENT OF R950.00 IS REQUIRED BEFORE THE APPLICATION IS PROCESSED.

I/We agree and allow the Landlord or Agent at all times to:

- *Contact, request and obtain information from any credit provider (or potential credit provider) or registered credit bureau that may be necessary to assess my/our behaviour, profile, payment patterns, indebtedness, whereabouts and creditworthiness.*
- *Furnish information concerning the behaviour, profile payment patterns, indebtedness, whereabouts and creditworthiness of me/us to any registered credit bureau or any credit provider (or potential credit provider) seeking a trade reference regarding my/our dealings with the Landlord or Agent.*

Admin fee banking details:

ABSA Bank
4087122184

Ref: Applicant Date of Birth, Initial and Surname.

Applicant 1:

Signed at _____ on this _____ day of _____ 20____

Applicant 2:

Signed at _____ on this _____ day of _____ 20____

INITIAL HERE: