

BROKER MANDATE

TERMS & CONDITIONS

- No verbal introductions or letters of introduction will be recognised. Only a submitted Offer to Lease will be considered for acceptance.
- All amounts quoted exclude VAT.
- No agent boards to be erected at properties without prior written consent.
- Whereas every effort has been made to ensure that the contents of the vacancy schedule are correct, Swish Property Fund, its Associate companies and its clients do not accept any responsibility or liability whatsoever for incorrect information which may appear herein. The contents hereof are subject to change without prior notice.

PAYMENT OF COMMISSION

- Commission is payable on rental only and not recoveries, after the following conditions have been met:
 - Receipt of the fully and correctly signed original lease agreement and the original surety document where applicable.
 - The receipt of the deposits, lease fee and first month's rental payment. In the absence of a cash deposit the delivery of the original bank guarantee.
 - All suspensive conditions to the lease have been fulfilled.
 - Receipt of a full set of FICA documentation of the tenant.
 - Tenant has taken occupation of the premises.
- Commission is calculated on the following guidelines unless negotiated differently between the parties:
 - 5% on the first 2 years rental
 - 2.5% on the next 3 years rental
 - 1.5% on the next 3 years rental

- 1% on the balance
- Commission is not payable on renewals, rent free periods, options and additional space leased by the Lessee or any sale by the Lessor to the Lessee.
- Swish Property Group Administration has sole mandate on all renewals of Swish and Associated company owned and managed properties.

GENERAL CONTACT DETAILS

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