

LISTING SHEET			
Date listed:	27/05/24	Listing no.:	
Branch:	Ballito	Sale	<input checked="" type="checkbox"/> Rental
Agent 1:	Desiree	Agent 2:	
Price/ Rental (Nett)		Referring Agent:	Hugo
Price/ Rental (Gross)	R20 000 =		
PROPERTY DETAILS			
Unit No.		Erf No.	
Complex Name			
Street No.	16		
Street Address	Umvoti Dr.		
Area			
L/stone Suburb			
PROPERTY TITLE		PROPERTY TYPE	
Freehold	<input checked="" type="checkbox"/> House	Apartment	Notes
Sectional Title	<input type="checkbox"/> Gated Estate	Garden Cottage	
Vacant Land	<input type="checkbox"/> Simplex	Vacant Land	
Cluster	<input type="checkbox"/> Duplex	Small Holding	
	<input type="checkbox"/> Townhouse	D/ Storey	
Floor size:		Land size:	
Monthly Rates:			
AGENTS CHECKLIST			
SIGNED Mandate From attached			
SIGNED Sellers Disclosure Form attached			
Rates Statement			
Levy Statement			
Copy of Original ID (Front & Back)			
Listing Checklist (Seller)			
Lightstone			
Add listing reference to listing book			
PROPERTY FEATURES			
ENTRANCE HALL	Chandelier	Staircase Fireplace	Notes Down lites
LOUNGE	Downstairs Upstairs Open plan Laminate Tiled Screed Carpets	Chandelier Air Con Fan BIC's Fireplace Blinds Sliding doors	Stack doors Balcony Patio Views TV ROOM Downstairs Upstairs Open plan Carpets Parquet floors Laminated floors Wooden floors
KITCHEN	C/style Modern Granite Caesar Mel Breakfast nook Extractor Gas hob Glass top Freestanding stove U/cover oven Eyelevel oven	Grill D/sink D/ door fridge space D/ washer connect W/ machine connect Blinds Laminated floors Tiled floors Wooden floors	Pantry Scullery Laundry Courtyard Notes

LAUNDRY/ SCULLERY	Single sink Double sink W/machine conn Dishwasher conn	Tumble drier conn Parquet flooring Laminated flooring Tiled flooring	Notes	
Flooring Type	Laminate Tiled Screed Carpets		Notes	
DINING ROOM	Carpets Parquet flooring Laminated floors Tiled floors	Wooden floors Open plan Spacious Balcony	Patio Verandah	Notes Aircon
BEDROOM 1	Downstairs Upstairs BIC's Walk in closet Laminated Floors Tiled Floors	Wooden Floors Carpet Sliding doors Stack doors Balcony Patio	Views TV Port Internet Port Aircon Fan Fireplace	Notes
BEDROOM 2	Downstairs Upstairs BIC's Walk in closet Laminated Floors Tiled floors	Wooden Floors Carpet Sliding doors Stack doors Balcony Patio	Views TV Port Internet Port Aircon Fan Fireplace	Notes
BEDROOM 3	Downstairs Upstairs BIC's Walk in closet Laminated Floors Tiled Floors	Wooden Floors Carpet Sliding doors Stack doors Balcony Patio	Views TV Port Internet Port Aircon Fan Fireplace	Notes
BEDROOM 4	Downstairs Upstairs BIC's Walk in closet Laminated Floors Tiled Floors	Wooden Floors Carpet Sliding doors Stack doors Balcony Patio	Views TV Port Internet Port Aircon Fan Fireplace	Notes
BATHROOM 1	Downstairs Upstairs Full bathroom Shower Toilet Basin Bath Toilet Basin Jacuzzi Bath	D/ Shower D/ Basin Basin Toilet Heated towel rack Laminated floors	Tiled floors Wooden floors	Notes
BATHROOM 2	Downstairs Upstairs Full bathroom Shower Toilet Basin Bath Toilet Basin Jacuzzi Bath	D/ Shower D/ Basin Basin Toilet Heated towel rack Laminated floors	Tiled floors Wooden floors	Notes
BATHROOM 3	Downstairs Upstairs Full bathroom Shower Toilet Basin Bath Toilet Basin Jacuzzi Bath	D/ Shower D/ Basin Basin Toilet Heated towel rack Laminated floors	Tiled floors Wooden floors	Notes
STUDY/ OFFICE	D/stairs U/stairs Carpets Laminated floors Tiled floors	Wooden floors Air Con Fan BIC's	Blinds Sliding doors Patio Balcony	Notes for the room shower T/B
FLATLET	Separate entrance Private Open plan Lounge Dining area	Kitchen Bedroom Bathroom Carpets Parquet flooring	Laminated fl Wooden floors Carport Open Garden Pets allowed	Notes
DOMESTIC	Open plan Lounge Dining area	Kitchen Bedroom Bathroom	Toilet Bath Toilet Shower	Notes

POOL	Communal Splashpool Rockpool	Fibreglass Chlorinated Heated	Notes
GARDEN	Level Sloped Steep	Established Private Communal	Notes
GARAGES	Single Double Manual Auto	Direct access Tandem Workshop Laundry area	Notes
PARKING	Under cover Basement Double	Open On-Street Secure	Notes
VIEWS	Sea Forest	Golf course Estate	Notes
ENTERTAINMENT AREA	Indoors Outdoor Pool house Lapa	Covered Open Pizza oven Built-in braai	Notes
SECURITY	24 hr boom/guard Electric fencing Perimeter wall Totally fenced Outdoor beams	Indoor beams Alarm system Burglar bars Security gate Panic button	Notes
ROOF/EXTERIOR			Notes

COMPLEX DETAILS			
Monthly levy		Special levy	
Scheme name			
Section no.		Sect.Plan no.	
Pets allowed			
Body corporate			
Supervisor			
Managing agent			
Viewing contact			
Viewing notes			
LEASE DETAILS			
Lease period			
Occupation Date			
Deposit			
Lease excl.			
SELLER/ LANDLORD DETAILS			
Title		Name	
Home no.		Work no.	
Mobile no.			
Email			
Spouse name			
Spouse mobile			
Spouse work			
Preferred attorneys			
Company/ Trust			
Entity name			
Entity no. / ID no.			
Close Corporation	Pty Ltd.	Trust	
Postal Address			

Listing Checklist (SELLER)

FINANCIAL

- | | | |
|--|---------|----|
| 1. Is the property bonded? | Yes | No |
| 2. Is there anything still owing? | R _____ | |
| 3. Are you aware of the 90 day notice period? | Yes | No |
| 4. Are you VAT registered? | Yes | No |
| 5. Is VAT to be included in the selling price? | Yes | No |
| 6. Bank Name? | | |
| 7. What do you want in your pocket? | | |

Nett _____

Gross _____

GENERAL

- | | | |
|---|-----|----|
| a. Is everything on plan? | Yes | No |
| b. Is there the right to extend? | Yes | No |
| c. Are there any defaults that are not covered in our declaration, if so, kindly note below: | | |

d. Any other features | fittings we need to be made aware of (solar panels; generator; inverter), if so kindly note below:

- _____
- e. Repaired or a new one installed after 29th December 2017?

Yes (COC is required) No

PAPERWORK REQUIRED:

Completed, signed mandate (Open; Sole; Exclusive + Dual)
Covid-Form
Completed, signed Declaration
Utility bill (copy)

TENANTS

- Does the property have a tenant? **Yes** **No**
- When does the lease expire? **Date** _____
- Have they been given an option to extend? **Yes** **No**

SECTIONAL TITLE

- What are the rates? R _____
- What are the levies? R _____
- Is there a special levy & what is the amount? R _____

PAPERWORK REQUIRED:

- Body corporate Rules (copy)
- Body corporate meeting minutes (copy)
- Financials (copy)
- Utility bill (copy)
- Levy statement (copy)

Agent: _____

Agent Signature: _____

Property Report

16 Umvoti, BLYTHEDALE BEACH | KwaZulu-Natal



Sabrina Errico

SOLD1ZN Estate agency cc T/A Lew Geffen Sotheby's International Realty Ballito

REPORT
D0E9992E-A0DE-4EA2-8DB6-1697CBDDFA38



Property Details

FREEHOLD

16 Umvoti Drive, Blythedale Beach, KwaZulu-Natal

Suburb: Blythedale Beach

LEGAL
Erf 239

Town: "BLYTHEDALE BEACH"

Mun: "KWADUKUZA"

Province: "KWAZULU NATAL"

[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)

1648 m²

LAND SIZE (CADASTRAL)

1654 m²

LAST SALES PRICE

R2 000 000

LAST SALES DATE

2021/04/12



(Lat/long)/Street View -29.374986, 31.346272



Owner Details



NAME
RANGAPPA LUVELLE

ID
9311180241087

TITLE DEED NO
T17441/2021

MARITAL STATUS
MARRIED IN

SHARE
-



NAME
RAMKISSON GENSICHEN

ID
9009255195085

TITLE DEED NO
T17441/2021

MARITAL STATUS
MARRIED IN

SHARE
-

Landlord – Mandate /Authorisation To Rent Premises:

Property Address: 16 UMVOTI DRIVE BLYTHEDALE

Rental Amount: R20 000 =

1. Lessor Details:

Registered owner 1

Registered owner 2

ID number, CK or PTY number..... ID no.....

(Copy of ID/Passport to be supplied)

Contact person:

Physical address:

(Other than the address being rented)

Postal Address:

Work Number:

Email Address:

Cell Number:

Tax / Vat number:

Name Of bank:

Account number:

Account holder name:

Branch name and code:

2. SERVICES OFFERED BY OUR RESIDENTIAL LETTING DEPARTMENT

2.1 BASIS PROCUREMENT OF TENANT

- Assessment of the property and advice to maximize rental returns.
- Advertising of property at SOLD1ZN ESTATE AGENCY CC expense.
- Arranging for tenants to view the property and thereafter processing applications from prospective tenants, incorporating: -
 - Credit references checked and income verified.
 - Personal references checked
- Drawing up and signing the Lease Agreement to Rental Housing Act requirements.
- Payment to the landlord of security deposit and if applicable, the 1st months rental less our letting fee.
- Providing Defect's list to the Tenant at the commencement of the lease.
- Advising the landlord of the applicable procedures.

With this service, the tenant pays all subsequent monthly rentals to the Landlord and all further communications are similarly direct between the parties.

3. FULL ADMINISTRATION SERVICE OF THE PROPERTY

- Assessment of the property and advice to maximize rental returns.
- Advertising of property at SOLD1ZN ESTATE AGENCY CC expense.
- Arranging for tenants to view the property and thereafter processing applications from prospective tenants, incorporating: -
 - Credit references checked and income verified.
 - Personal references checked.
- Drawing up and signing the Lease Agreement to Rental Housing Act requirements.
- Initial joint inspection with the Tenant at the commencement of the lease and a written list of Defects noted by both parties.
- Inspection of property, six monthly.
- Direct payment of bonds, levies, etc, from income collected.
- Attending to reasonable maintenance and repairs to your property as necessary and paying costs, thereof from the rental received, on your instructions.
- Surplus of rental disbursed as per your instructions.
- A statement posted to you quarterly for your records.
- Joint inspection with the Tenant at the time of vacating the property and assessment of any damages for which the Tenant is liable. Arranging repairs to be deducted from the Tenants security deposit.

4. SERVICE OPTIONS AND COSTS:

4.1 OPTION 1 – BASIC PROCUREMENT SERVICE – SECURE TENANT ONLY – (Unmanaged Lease):

- 8% plus VAT of the rental for the full lease period.
- Renewal of a procurement lease will be 8% plus VAT of the rental for the full lease period.
- Renewals after 36 months will be 5% plus VAT of the rental for the full lease period.

4.2 OPTION 2 – FULL SERVICE OPTION – SECURE TENANT & MANAGE LEASE – (Managed Lease):

This includes both fees below:

- 6% plus VAT procurement fee for the rental of the full lease period. (Once off).
- 10% plus VAT management fee of the monthly rent for the full lease period. (Taken off monthly rental).

Landlord: _____

Date: _____

Landlord: _____

Date: _____

Candidate Property Practitioner: Name: DESIREE SAGADAVEN

Signature:  _____ PPFFC: 1263262

Date: _____

Property Practitioner: Name: _____

Signature _____ PPFFC: _____

Date: _____

LANDLORD DISCLOSURE

This declaration is made in good faith and the answers provide an honest appraisal of the property as I know it. I/We also declare that there are no other defects to the property other than listed below.

LANDLORD NAME MR G. RAMKISSON

PROPERTY ADDRESS 16 UMVOTI BLYTHEDALE

		Yes	No	Unsure
1	Are you aware of any electrical defaults / problems to the building or their accessories?			
2	Are there any illegal electrical extensions, disconnections or damage or inoperative fittings on permanent appliances / equipment e.g. stove, extractor, air-conditioner, ceiling fan, heater or illegal extensions such as light fittings or water feature pumps etc?			
3	Are all permanent appliances / equipment (e.g. stove, extractor, air-conditioner, ceiling fan, heater) are in good working order?			
4	Are there any faults relating to the geyser/s e.g. leaks, low geyser pressure, faulty seal kits?			
5	Are there any faults relating to plumbing installations e.g. blocked drains, sewers, storm water pipes or gutters?			
6	Are there any problems relating to leaking taps, or ruptured water pipes?			
7	Are there keys for all the doors?			
8	How many remote controls are there for the gates, garage doors etc.?			
9	Are all security installations in sound working order e.g. alarm, burglar bars, and security gates?			
10	Is the pool and equipment in good working order i.e. cracks, leaks, pool pump?			
11	Have there been any repairs to the items specified in 9 above in the last 6 months?			
12	Are there any damp problems in the house or the outbuildings?			
13	Are there roof leaks of any kind?			
14	Are there any cracks, leaks or problems with the baths, basins, toilets, showers?			
15	Are there any cracked or broken floor tiles or damaged wood flooring?			
16	Are there any structural defects that you know of e.g. cracks in walls, floors or settlement cracks?			
17	Are there any burns, stains, tears or badly worn areas of the carpets?			
18	Are all built in cupboards intact?			
19	Are all door handles and window catches in working order?			

COMMENTS or qualifications on any of the above: _____

SIGNED BY LANDLORD at _____ DATED AT _____ 20 _____

SIGNED BY TENANT at _____ DATED AT _____ 20 _____

CANDIDATE PROPERTY PRACTITIONER / RPROPERTY PRACTITIONER _____ PFFFC: _____

PRINCIPAL PROPERTY PRACTITIONER: _____ PFFFC: **0029038**

The Landlords Declaration is a document confirming the condition of the property. It does not create an obligation on the Landlord to attend to possible faults that may be declared therein, unless agreed to between the parties & inserted as a special condition in the rental agreement. This report **does not** constitute a guarantee and/or warranty of any kind or nature by the owner of the property or by the Estate Agents representing that owner in any transaction. This report should, therefore, **not** be regarded as a substitute for any inspections.

