

Westwood Lodge Payment Schedule

WESTWOOD LODGE FEES - 2027

Please note that the Fee is an ANNUAL FEE and has been structured into TWO OPTIONS, namely:

OPTION A or OPTION B. See the below tables for payment information. Fees are due on or before the 1st day of each month in advance without exception. Pro-rata rates will apply for any time in occupation outside of the Contract Dates.

SHARING ROOM @ R 62,500 PER ANNUM EXCLUDING DEPOSIT AND ADMIN FEE

- DEPOSIT R 6,000 or VIA PEERDEPOSIT AS A SERVICE
- ADMIN FEE R 2,000
- PAYABLE PRIOR TO OCCUPATION
 - OPTION A = R 14,250
 - OPTION B = R 18,750

SHARED ROOM	OPTION A	OR	OPTION B		OWN FRIDGE / HEATER
MONTH	10 * EQUAL PAYMENTS AMOUNT PAYABLE		1 * DOUBLE PAYMENT PLUS 9 * EQUAL PAYMENTS AMOUNT PAYABLE		ADD EXTRA PER MONTH
PERIOD 1	R6,250		R10,750	PAYABLE PRIOR TO OCCUPATION	R300
PERIOD 2	R6,250		R5,750	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 3	R6,250		R5,750	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 4	R6,250		R5,750	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 5	R6,250		R5,750	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 6	R6,250		R5,750	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 7	R6,250		R5,750	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 8	R6,250		R5,750	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 9	R6,250		R5,750	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 10	R6,250		R5,750	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
	R62,500		R62,500		R3,000

**** Own Fridge Supplement per month – R 300**

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SINGLE ROOM @ R 94,750 PER ANNUM EXCLUDING DEPOSIT AND ADMIN FEE

- DEPOSIT R 8,000 or **VIA PEERDEPOSIT AS A SERVICE**
- ADMIN FEE R 2,000
- PAYABLE PRIOR TO OCCUPATION
 - OPTION A = R 19,475
 - OPTION B = R 27,350

SINGLE ROOM	OPTION A	OR	OPTION B		OWN FRIDGE
MONTH	10 * EQUAL PAYMENTS AMOUNT PAYABLE		1 * DOUBLE PAYMENT PLUS 9 * EQUAL PAYMENTS AMOUNT PAYABLE		ADD EXTRA PER MONTH
PERIOD 1	R9,475		R17,350	PAYABLE PRIOR TO OCCUPATION	R300
PERIOD 2	R9,475		R8,600	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 3	R9,475		R8,600	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 4	R9,475		R8,600	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 5	R9,475		R8,600	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 6	R9,475		R8,600	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 7	R9,475		R8,600	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 8	R9,475		R8,600	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 9	R9,475		R8,600	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
PERIOD 10	R9,475		R8,600	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH	R300
	R94,750		R94,750		R3,000

**** Own Fridge Supplement per month – R 300**

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STUDIO APARTMENT @ R 104,750 PER ANNUM EXCLUDING DEPOSIT AND ADMIN FEE

- DEPOSIT R 10,000 or VIA PEERDEPOSIT AS A SERVICE
- ADMIN FEE R 2,000
- PAYABLE PRIOR TO OCCUPATION
 - OPTION A = R 22,475
 - OPTION B = R 33,410

STUDIO APARTMENT	OPTION A	OR	OPTION B	
	10 * EQUAL PAYMENTS		1 * DOUBLE PAYMENT PLUS 9 * EQUAL PAYMENTS	
MONTH	AMOUNT PAYABLE		AMOUNT PAYABLE	
PERIOD 1	R10,475		R21,410	PAYABLE PRIOR TO OCCUPATION
PERIOD 2	R10,475		R9,260	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH
PERIOD 3	R10,475		R9,260	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH
PERIOD 4	R10,475		R9,260	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH
PERIOD 5	R10,475		R9,260	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH
PERIOD 6	R10,475		R9,260	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH
PERIOD 7	R10,475		R9,260	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH
PERIOD 8	R10,475		R9,260	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH
PERIOD 9	R10,475		R9,260	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH
PERIOD 10	R10,475		R9,260	DUE IN ADVANCE ON OR BEFORE 1ST DAY OF THE MONTH
	R104,750		R104,750	

**** Second Person Supplement per month – R 3,500**

WHEN YOU MOVE OUT:

- The Breakages Deposit WILL be refunded in full:
 - If you remain for the full term of the Contract Period
 - Your account is fully paid up at date of Contract Termination
 - There are no breakages in your house for which you are responsible
 - Your room has been restored to its original condition
 - All keys have been handed into the office
 - You have removed ALL of your items. Storage is NOT permitted at WWL.
- Please note that ALL items that are not removed will be removed by the OWNER and no liability will be accepted by the OWNER for such removal. It is your SOLE responsibility to pack and remove your own items and if you do not, you will lose them.

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PEER DEPOSIT AS A SERVICE

Arrangements may also be made, in special circumstances, to assist with the Deposit through our PeerDeposit Surety service which would require an initiation fee plus a monthly fee to cover the deposit surety commitment.

- NATURE OF OBLIGATION
 - This Suretyship is an accessory obligation; PeerDeposit's liability arises only when the Tenant defaults under the Lease.
 - This Agreement does not constitute a guarantee policy or insurance product as contemplated in the Short-Term Insurance Act or the Financial Advisory and Intermediary Services Act (FAIS).
 - PeerDeposit's obligation is limited to the Maximum Surety Amount and only for defined lease obligations.
- PEERDEPOSIT'S UNDERTAKING
 - PeerDeposit binds itself as surety and co-principal debtor in favour of the Landlord for the lawful obligations of the Tenant under the Lease, up to the Maximum Surety Amount as set out in the separate Surety Agreement.
- APPLICANT'S OBLIGATIONS
 - The Applicant must pay the Service Fee as agreed.
 - The Applicant shall reimburse PeerDeposit for any amount paid to the Landlord in terms of this Suretyship, together with interest at prime + 2% per annum and attorney-and-client costs.
 - The Applicant shall promptly notify PeerDeposit of any default, dispute, or termination of the Lease.
- ACKNOWLEDGEMENT OF DEBT
 - The Applicant acknowledges that any payment PeerDeposit makes under this Suretyship creates a liquid debt owed by the Applicant to PeerDeposit.
 - The Applicant irrevocably consents to judgment in terms of section 58 of the Magistrates' Courts Act, 1944.
 - PeerDeposit may cede or assign its rights under this clause without further notice.
 - If the Applicant is married in community of property, spousal consent (attested by two witnesses) is required and attached as Schedule D as set out in the separate Surety Agreement.

CANCELLATION POLICY: (Please read carefully)

*Terms and Conditions:

All cancellations are to be advised in writing with reason for the cancellation and intended date of exit.

PRIOR TO OCCUPATION

If you are not accepted by the Institution where you wish to study

- The Admin Fee will NOT be refunded

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- The Breakages Deposit WILL be refunded but you will need to provide a rejection letter from the University on their letterhead as proof

If you do not provide the rejection letter or if you elect to cancel the agreement

- The Administrative fee will NOT be refunded
- The Breakages Deposit will NOT be refunded

AFTER OCCUPATION

The OWNER is setting aside the accommodation specifically for students and cannot change the use thereof during the Contract period.

Therefore:

- If the OCCUPANT cancels after having taken occupation, the Administration Fee and Breakages Deposit will NOT be refunded.
- In addition, the OCCUPANT shall remain wholly liable for payment of the Monthly Fee for the remaining period of the Contract, unless the OCCUPANT is able to find a suitable replacement tenant, and the OWNER, at their sole discretion, is willing to accept the replacement tenant. In such a case, the OCCUPANT shall be charged no less than three months rental penalty. Where no replacement tenant is found by the OCCUPANT, or where the OWNER is not willing to accept the replacement tenant, whatever the reason, the OCCUPANT shall remain wholly liable for payment of the Monthly Fee for the remaining period of the Contract.

LATE PAYMENT

- Please note that a late payment will attract a R500 administration penalty and interest at 20% per annum on the outstanding balance for each late payment incident.