

### SELLER

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#### AGENT'S COMMISSION PENALTY BOND INTEREST:

- If 3 months' written notice not given to bank to cancel Seller's bond
- It equates to approximately one month's bond installment for each completed month of notice not given (or pro rata thereof).

#### BOND CANCELLATION FEE: (IF PROPERTY BONDED)

- Fees range from R4000 to R5000; if more than one bond is cancelled, the fee increases as per the applicable sliding scale.
- Note: still applies even if the bond has a nil balance.

#### RATES AND SERVICES:

- Any arrears, current amounts owing and a 60-day advance collection amount

#### CERTIFIED COPY TITLE DEED:

- Fees range from R2000 upwards, depending on the amount of copies required

#### LEVY AMOUNTS OWING TO BODY CORPORATE OR HOME OWNERS ASSOCIATION CERTIFICATES:

- Electrical (in order if issued under 2 years ago and no changes made to the installation)
- Beetle (if applicable)
- Plumbing (if applicable)
- Gas (if applicable)
- Electric fence installation (if applicable)
- Approximately R3000 for all 5 if no repairs necessary

#### ANY REPAIRS AGREED TO IN CONTRACT.

#### OTHER:

- Financial undertakings for Seller
- Bridging finance for Seller
- Obtain directive from SARS (withholding tax scenario)
- Repatriation of funds
- Foreign investment abroad

### BUYER

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#### TRANSFER COSTS:

- Transfer duty - payable to the conveyancers approximately a month before transfer
- No transfer duty payable if Seller is VAT registered and the sale forms part of the Seller's VATable enterprise. Purchase price will either be recorded in contract as inclusive or exclusive of VAT
- The account to Purchaser may include the cost of obtaining a home owners' association's consent to transfer
- Rates clearance certificate
- Levy clearance certificate (in sectional title transfers)
- Cost of rates clearance certificate
- Cost of levy clearance certificate (in sectional title transfers)

#### BOND COSTS (IF REGISTERING A BOND): TRIPARTITE AGREEMENT (IF APPLICABLE):

#### CONVEYANCER'S CERTIFICATE RE TITLE RESTRICTIONS

- May be required if Purchaser intends subdividing or renovating

#### OCCUPATIONAL RENTAL

- If Purchaser moves in before transfer
- Always try and provide for a figure in the Agreement of Sale, even if occupation is on transfer.

#### PLANS

- If agreement does not oblige Seller to deliver copies of approved plans, Purchaser has to incur costs.