

BOTHA COETZEE Inc

2014/029153/21

ATTORNEYS | CONVEYANCERS | NOTARIES

PHYSICAL ADDRESS

1st Floor
Kingfisher Park
2 Kingfisher Street
C/o Pheasant & Kingfisher Street
Horison Park
1724

Incorporating Botha Attorneys

Tel: (011) 763-2177
Fax: (011) 763-4432

POSTAL ADDRESS

P O Box 22307
Helderkruijn
1733

Docex 32 Roodepoort

Our Ref: JH Coetzee
Date: 25 August 2015

Your Ref:

SELLERS RESPONSIBILITIES

Once the Seller has accepted an offer to purchase in respect of his freehold property, the Seller will have the following responsibilities:

1. To provide his bondholder with 90 days notice of his intention to settle the bond in full.
2. To comply with any warranties or conditions stipulated in the offer to purchase.
3. To obtain the statutory required **Electrical Compliance Certificate and Gas Installation Certificate** for the property prior to occupation alternatively lodgement of the transfer in the deeds office, issued by a certified electrician or gas installer.
4. To **sign the transfer documents** on request by the conveyancer attending to the transfer of the property to the Purchaser.
5. If there is a bond registration over the property the Seller will be liable to pay the **Bond Cancellation Cost** to the attorney that will be appointed by the bank to attend to the cancellation of the existing bond. The Seller will be obliged to keep up his monthly bond installments pending transfer of the property. If any interest is overpaid to the Bank, it will be refunded to the Seller by the bank after registration.
6. In order for the conveyancer to obtain a **Rates Clearance Certificate**, valid until after the expected date of registration, the Seller will have to pay his Council account in advance for a period of 3 to 4 months. The Town City Council will after registration, pay the pro-rata refund directly to the Seller as well as the deposit held by the Council. (This refund can take as long as 8 months!)

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7. Request the Council to take **final meter readings** of consumption figures for the property prior to vacating the property.
8. To vacate the property prior to the date of occupation and to comply with any condition in the agreement for e.g. painting to be done, carpets cleaned etc.
9. Arrange with **Telkom** and or Purchaser to transfer or cancel the telephone line.

Yours faithfully,

Per: JH Coetzee

BOTHA COETZEE INC