

THINGS TO REMEMBER:



Du Toit Mandelstam
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THE SELLER SHOULD:



- Notify their bank in writing 90 days in advance of the intended sale of the Property to avoid penalties.
- Appoint a Conveyancer (Attorney specialising and qualified in Property Law) to administer the registration of the Property.
- Clearly indicate his Bank and Home Loan Account Number on the Agreement of Sale.
- Clearly indicate if VAT is applicable to the sale of the Property and if so, it is included or excluded in the selling price.
- Ensure that the selling price is sufficient to cover all costs penalties and cancellation amounts that might be applicable.
- Ensure that all structures on the Property is included in the approved Municipal Building Plans.
- Declare any defects of the Property to the Estate Agent and Purchaser.
- Be in possession of a valid Electrical Compliance Certificate or request his Conveyancer to obtain one on his behalf.

THE PURCHASER SHOULD:



- Clearly indicate the method of payment of the Purchase Price with exact amounts and dates.
- Appoint a Conveyancer (Attorney specialising and qualified in Property Law) to administer registration of the Bond.
- Ensure that they budgeted for all costs related to purchasing a Property, some of which will be payable in advance to the Municipality, HOA or Body Corporate for a period of up to four months after registration of the Property.
- Be in possession of all financial documents and information required by the Bank to obtain a Home Loan.

THE ESTATE AGENT SHOULD:



- Ensure that the Agreement of Sale is completed correctly and comprehensively, to avoid loopholes for cancellation.
- Pay specific attention to the description of the Clauses, Parties, Property, payment of Purchase Price and Occupation.
- Disclose all defects to the Property and include all inclusive and exclusive moveable assets in the Agreement of Sale.
- Ensure complete and comprehensive FICA documentation and information, as required by law and to guarantee a speedy, uncomplicated registration of the Property.
- Ensure that, if the Seller or Purchaser is a Legal Entity, its representative is authorised thereto by resolution or POA.

DU TOIT MANDELSTAM HAS AN OPEN-DOOR POLICY AND WILL PROVIDE:



- Knowledge, expertise, and experience as Conveyancers specialising in Property Law and Property Development.
- Continuous telephonic feedback and weekly progress reports via email and SMS. Our entire process can be tracked online.
- Professional speedy services and a summary of our conveyancing process.
- Available, knowledgeable professionals and assistants to answer all enquiries and provide assistance where needed.