

# **SALE AGREEMENT IN RESPECT OF IMMOVABLE PROPERTY**

**(Houses and vacant residential land)**

**Compiled by:  
The Estate Agency Affairs Board  
Dunkeld Crescent, North East Block Building  
Cnr Albury Rd & Jan Smuts Ave, Hyde Park  
Tel (011) 880 9994 Fax (011)880 9956**

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# IMPORTANT

1. The clauses printed in this document have been approved by the Estate Agency Affairs Board. The document may be copied for general use but no copy may indicate Board approval unless the original document as proved by the Board is reproduced in full.
2. This document is suitable for the sale of houses and unimproved residential stands / erven only. It must not be used if the purchase price is payable in more than two installments over a period longer than 12 months.
3. **Do not sign this document** unless
  - (a) you understand the meaning of all the clauses;
  - (b) it contains all the terms and conditions on which you are willing to buy/sell;
  - (c) all blank spaces have been correctly filled in, or have otherwise been deleted;
  - (d) you understand your obligations regarding payment of estate agent's commission and have made sure that once this document has been signed you will not be responsible for payment of commission to more than one estate agent.
4. The purchaser must check whether the purchase price of the property is less than the seller's outstanding loan/s on the property. **If this is the case, proper advice should be obtained before this document is signed.**

# SALE AGREEMENT

## 1. PARTIES

1.1 Seller's name \_\_\_\_\_  
\_\_\_\_\_  
(*"Seller"*)  
Address \_\_\_\_\_  
\_\_\_\_\_

1.2 Purchaser's name \_\_\_\_\_  
\_\_\_\_\_  
(*"Purchaser"*)  
Address \_\_\_\_\_  
\_\_\_\_\_

**2. INTERPRETATION**

In this agreement the following words have the meanings given to them hereunder:

**2.1 the Property**

Stand/Erf No. \_\_\_\_\_

Size of Property \_\_\_\_\_

known as (street address) \_\_\_\_\_

\_\_\_\_\_

**2.2 the Estate Agent**

The firm SA LAND

trading as SA LAND

of (address) P.O.Box 5025 Cresta,2118, Johannesburg, South Africa.

Agent \_\_\_\_\_

**2.3 the Conveyancer**

the transferring attorneys appointed by the Seller/Purchaser\*

(Delete whichever does not apply.)

namely \_\_\_\_\_

of (address) \_\_\_\_\_

\_\_\_\_\_

Refer Mr/Mrs \_\_\_\_\_

**2.4 Bank**

Any one of the following banks:

2.4.1 \_\_\_\_\_

2.4.2 \_\_\_\_\_

2.4.3 \_\_\_\_\_

**3. SALE AND PURCHASE**

The Property is hereby bought and sold subject to the terms and conditions contained in this agreement.

The following movables are included in the sale:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Delete this space if it is not applicable.)

**4. PURCHASE PRICE AND GUARANTEES**

4.1 The purchase price is R \_\_\_\_\_ (in words: \_\_\_\_\_  
\_\_\_\_\_ Rand)

and is payable as follows:

4.1.1 immediately after the Seller has signed this agreement, the Purchaser must pay a deposit of  
R \_\_\_\_\_ (in words: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Rand) in trust to the Estate Agent/Conveyancer\* who must as soon as possible thereafter deposit that money in an interest bearing trust account, the interest thereon accruing to the Purchaser;

4.1.2 the balance of the purchase price must be paid to the Seller against registration of transfer of the Property into the name of the Purchaser;

4.1.3 immediately after registration of transfer of the Property into the name of the Purchaser, the Estate Agent/Conveyancer\* must pay:

4.1.3.1 to the Seller the money referred to in clause 4.1.1 above, less the commission due to the Estate Agent in terms of clause 13; and

4.1.3.2 to the Purchaser all the interest which has accrued on such payment.  
(\*Delete whichever does not apply.)

4.2 The Purchaser must within \_\_\_\_\_ (in words: \_\_\_\_\_) days after the fulfillment (or waiver in terms of clause 16.1, as the case may be) of all suspensive conditions contained in this agreement lodge with the Conveyancer a guarantee, issued by a Bank, to secure payment of the balance of the purchase price to the Seller on registration of transfer of the Property into the Purchaser’s name. This clause does not apply if the agreement is subject to clause 15.2.

**5. DEFECTS**

5.1 The Seller is not responsible for pointing out the land survey beacons of the Property to the Purchaser. Neither party will have any claim against the other or the Estate Agent if such beacons have been removed or are incorrectly placed.

5.2 The Property is sold as is (voetstoots) without any undertakings whatsoever by the Seller regarding the condition of the Property. The Seller is therefore not liable for any defects in the Property nor for any damages suffered by the Purchaser by reason of such defects.

**6. RISK, RATES AND RENTAL INCOME**

The risk in respect of damage and/or destruction of the Property will pass to the Purchaser on the date of registration of transfer. As from that date the Purchaser will be entitled to receive the rent (if any) payable in respect of the Property and will be liable for all rates and taxes and other duties payable in respect of the Property. The Seller must forthwith refund to the Purchaser the rent (if any) received in respect of any period after the said date and the Purchaser must forthwith refund to the Seller any rates and taxes and other duties paid by the Seller in respect of any period after the said date.

**7. OCCUPATION AND OCCUPATIONAL INTEREST**

7.1 The Parties agree that:  
\*7.1.1 the Property is presently let and that occupation can only be taken by, and given to, the Purchaser subject to the tenant’s rights under the lease agreement attached hereto and/or the Rental Control Act 80 of 1976;  
\*7.1.2 occupation of the Property shall be given to, and taken by, the Purchaser on \_\_\_\_\_

\_\_\_\_\_ (\*Delete either 7.1.1 or 7.1.2 as applicable.)

- 7.2 If occupation of the Property is given to the Purchaser earlier or later than the date of registration of transfer, the party enjoying occupation of the Property while it is registered in the name of the other party, must for the period of such occupation pay to the other R\_\_\_\_\_ (in words: \_\_\_\_\_ Rand) per month, subject to clause 7.3. It is not the Estate Agent's duty to collect this amount.
- 7.3 If transfer of the Property is not registered within 60 (sixty) days after the date upon which the Purchaser has taken occupation of the Property and such delay is due to the fault of the Purchaser and/or the Conveyancer appointed by the Purchaser, the amount payable monthly by the Purchaser with effect from the expiry of the said 60 (sixty) day period until registration of transfer will be either:
- 7.3.1 the amount referred to in clause 7.2; or
- 7.3.2 the amount payable by the Seller monthly on all mortgage bonds registered over the Property as at the date of signature of this agreement by the Purchaser, until date of transfer;
- whichever amount is the greater.
- 7.4 If occupation of the Property is taken by the Purchaser before registration of transfer the Purchaser may not make any changes or additions to the Property until the date of registration of transfer. If this agreement is cancelled or lapses, the Purchaser must immediately leave the Property and hand it back to the Seller in the same condition as it was when the Purchaser took occupation. The Purchaser will have no claim against the Seller arising out of any changes or additions made to the Property by the Purchaser.
- 7.5 The amounts referred to in clauses 7.2 and 7.3 are payable monthly in advance. Should transfer be registered during a month, the Seller must refund to the Purchaser a share of the payment made. Such share will be for the period between the date of registration of transfer and the end of that month.

## 8. TRANSFER

- 8.1 The Purchaser/Seller\* is responsible for payment of the Conveyancer's fees in respect of the registration of transfer of the Property into the Purchaser's name, such fees being payable to the Conveyancer on demand. The Purchaser must on demand pay all other expenses related to the registration of transfer of the Property, including transfer and stamp duty as well as the costs of registration of any bond referred to in this agreement. (\*Delete whichever does not apply.)
- 8.2 The Seller and the Purchaser must immediately when asked to do so sign all documents required to be signed in connection with the transfer of the Property.

## 9. BREACH

- 9.1 Should –
- 9.1.1 the Purchaser fail to pay the amount referred to in Clause 4.1.1 above and continue with such failure for a period of 3 (three) days after receipt of a written notice from the Seller demanding such payment; or
- 9.1.2 either one of the parties (*the defaulting party*) breach any of the other terms of this agreement and fail to remedy such breach with 14 (fourteen) days after receipt of a written notice from the other party (*the aggrieved party*) demanding that the breach be rectified;
- then the aggrieved party (which includes the Seller for the purposes of clause 9.1.1) may, without affecting any other legal rights;
- either claim specific performance; or
  - cancel this agreement immediately, without further notice, and recover damages from the defaulting party.
- 9.2 If the defaulting party is:-
- 9.2.1 the Purchaser, then the Estate Agent will be entitled immediately upon cancellation of this agreement to receive payment of the commission from the payment referred to in clause 4.1.1 above, while the Seller will be entitled to the balance (if any) of such payment, together with all interest earned thereon;
- 9.2.2 the Seller, then the Estate Agent or the Conveyancer (as the case may be) must immediately on cancellation of this agreement refund the payment made by the Purchaser in terms of clause 4.1.1 above, together with all the interest earned thereon.
- 9.3 Should there be a dispute as to who the defaulting party is and/or whether the agreement has been validly cancelled, the Estate Agent or Conveyancer (as the case may be) must hold the payment referred to in clause 4.1.1 in trust until such dispute is finalized either by agreement between the Purchaser and the Seller or in terms of a Court order.

**10. ADDRESSES FOR LEGAL DOCUMENTS**

All notices and legal processes connected with this agreement may be sent to either Party at the address stated in Clause 1. Such address may be changed by either party on written notice to the other.

**11. CAPACITY OF PARTIES**

(\*Delete clause 11.1, 11.2 and/or 11.3 if not applicable.)

11.1 If the Purchaser signs this agreement as trustee or agent for a company or close corporation to be formed, the Purchaser will personally be regarded as purchaser in terms of this agreement, unless the said company or close corporation is formed and ratifies this agreement within 30 (thirty) days after the Seller has signed this agreement. In this case the Purchaser will be bound in favour of the Seller as surety and co-principal debtor with such company or close corporation, jointly and severally, for the performance by it of all its obligations as purchaser in terms of this agreement.

11.2 The Purchaser has the right to nominate a third party (the nominee) to be the purchaser in terms of this agreement by delivering to the Seller in writing within 7 (seven) days after the Seller has signed this agreement a notice whereby the nominee

- (a) is nominated as the Purchaser;
- (b) accepts the nomination and undertakes to be bound by all the terms and conditions of this agreement as purchaser in terms thereof.

Such notice must be signed by both the Purchaser and the nominee and by delivery thereof-

- 11.2.1 this agreement will be deemed to be cancelled; and
- 11.2.2 a new sale to the nominee will automatically come into existence on the terms and conditions stated herein; and
- 11.2.3 the Purchaser will be bound in favour of the Seller as surety and co-principal debtor, jointly and severally, with the nominee for the performance by the nominee of all his/her obligations as purchaser.

11.3 If any of the parties to this agreement is a company or close corporation, the person who signs the agreement in the name of such company or close corporation warrants that the company or close corporation is duly registered as such. Such person shall be personally liable as Purchaser or Seller (as the case may be) in terms of this agreement if such company or close corporation does not legally exist, or for whatever reason is not bound to this agreement or fails to comply with the provisions thereof

**12. GENERAL**

12.1 This agreement constitutes the full agreement between the parties and no representations, warranties or any other terms and conditions not contained herein shall have any effect.

12.2 No amendment of this agreement or agreement to cancel shall have any effect unless in writing and signed by the parties or by their authorized representatives.

12.3 The Seller and the Purchaser warrant to each other that no consents required in terms of the Matrimonial property Act 88 of 1984 have been given.

12.4 The Seller warrants that the amount referred to in clause 4.1 above is the true purchase price in respect of the Property and that no other direct or indirect payments are or will be made between the parties in respect of the purchase of the Property, except as stated in this agreement.

12.5 \*The Seller agrees that the Estate Agency may, subject to the by-laws of the local authority, and after fulfillment of all suspensive conditions contained in this agreement, place a SOLD Board on the Property. The Estate Agent must remove such board as soon as the Purchaser has taken occupation of the Property or the Property is registered in the Purchaser's name, whichever date is the earlier.  
(\* Delete if not applicable).

**13. ESTATE AGENT'S COMMISSION**

13.1 Commission of R\_\_\_\_\_ (in words \_\_\_\_\_)  
\_\_\_\_\_)

shall be paid by the Seller to SA LAND. Persons not registered as vendors under the Value Added Tax Act 89 of 1991 are not entitled to charge V.A.T. on commission.

- 13.2 The commission is earned upon signature of this agreement by both the Purchaser and the Seller and the fulfillment (or waiver, as the case may be) of all suspensive conditions contained in this agreement. The commission is payable upon registration of transfer of the Property into the name of the Purchaser
- 13.3 Subject to clauses 9.2 and 9.3, the commission will be deducted from the payment referred to in clause 4.1.1 and/or the balance of the purchase price (if any) and the parties hereby authorize :-
- 13.3.1 the Estate Agent or Conveyancer (as the case may be) to deduct the commission from the payment referred to in clause 4.1.1 against payment thereof to the Seller in terms of either clause 4.1.3 or 9.2.1; and/or
- 13.3.2 if the payment referred to in clause 4.1.1 is insufficient to make payment of all or any part of the commission, the Conveyancer to make payment to the Estate Agent of the commission (or the shortfall thereof) immediately the Conveyancer receives the purchase price (or balance thereof) on behalf of the Seller.
- 13.4 Notwithstanding anything to the contrary contained in this clause, if this agreement is cancelled at any time :-
- 13.4.1 as a result of a breach by either the Purchaser or the Seller, the Estate Agent will immediately be entitled, but not obliged, to claim payment of the commission from the party at fault; or
- 13.4.2 by agreement between the Purchaser and the Seller, the Estate Agent will immediately be entitled to payment of the commission from the Seller and the Purchaser, jointly and severally. The party making payment may, unless otherwise agreed in writing, claim one half of the amount so paid from the other party.
- 13.5 It is recorded that :-
- \*13.5.1 the Purchaser warrants to the Seller that he/she was not introduced to the Property or the Seller by any person other than the Estate Agent; or
- \*13.5.2 the Purchaser was previously introduced to the Property and/or Seller by another estate agent. The Seller and the Purchaser understand that if they sign this agreement more than one estate agent may claim commission.
- (\* Delete either clause 13.5.1 or 13.5.2 as applicable. **It is not in the Seller's interest to delete both clauses.**)
- 13.6 By signing this agreement the Estate Agent accepts all benefits and obligations conferred upon the Estate Agent in terms hereof.

#### 14. **ARBITRATION**

- 14.1 If any dispute arises between the Seller (and/or Purchaser) and the Estate Agent relating to payment of the commission, such dispute must be submitted to the Arbitration Tribunal (*the Tribunal*) established by the Estate Agency Affairs Board for decision.
- 14.2 If any dispute arises between the Seller and another estate agent (*the other estate agent*) relating to payment of commission, the Seller :-
- 14.2.1 must without delay notify the Estate Agent in writing of such dispute; and
- 14.2.2 may, notwithstanding the provisions of clause 13, withhold payment of the commission to the Estate Agent, provided the Seller, the Estate Agent and the other estate agent, within 14 (fourteen) days after receipt by the Estate Agent of the written notification referred to in clause 14.2.1 above, conclude a tripartite arbitration agreement, in the form determined by the Estate Agency Affairs Board, to submit such dispute for decision by the Tribunal.
- 14.3 The Constitution and Procedural Rules of the Tribunal (a copy of which can be obtained from the Estate Agent or the Estate Agency Affairs Board at Private Bag X10, Benmore, 2010) form part of this agreement. The Tribunal is not obliged to hear the dispute unless the matter is referred to it in accordance with the said Constitution and Procedural Rules.
- 14.4 This clause will apply even if the validity of the remainder of this agreement (or any other clause) is in dispute.

15. **SUSPENSIVE CONDITIONS**

(\* Delete only the clauses which are not applicable, bearing in mind that clauses 15.1 and 15.2 may both apply.)

\*15.1 **APPROVAL OF LOAN**

This agreement is subject to the suspensive condition that the Purchaser (or the Seller or the Estate Agent on behalf of the Purchaser) obtains approval, by not later than \_\_\_\_\_

For the granting of a loan by a Bank of not less than R \_\_\_\_\_

(in words: \_\_\_\_\_ Rand)

against registration of a first mortgage bond over the Property at such interest rates and on such conditions as are stipulated by the Bank/s to which application/s for the loan is/are made. This suspensive condition shall be deemed to be fulfilled even if a loan is approved subject to the condition that the Purchaser's spouse (or any of the directors and/or shareholders and/or members of the Purchaser, as the case may be ) sign as surety for and co-principal debtor with the Purchaser for the fulfillment of all the Purchaser's obligations under the loan.

AND / OR

\*15.2 **SALE OF PURCHASER'S PROPERTY**

15.2.1 The Purchaser is currently the owner of a property at (address) \_\_\_\_\_

\_\_\_\_\_ ("the Second Property") which has been or is to be sold to a third party. The Seller knows that the Purchaser requires the proceeds from the sale of the Second Property in order to pay the purchase price stated in this agreement. This agreement is therefore subject to the following suspensive condition :

15.2.1.1 If the Purchaser as seller has not yet signed an agreement of sale in respect of the Second Property, this must be done by no later than \_\_\_\_\_ for a purchase price of not less than R \_\_\_\_\_ (in words: \_\_\_\_\_)

and

15.2.1.2 all suspensive conditions contained in this Agreement for the sale of the Second Property must be fulfilled by no later than \_\_\_\_\_

and

15.2.1.3 the Purchaser (as seller of the Second Property) must be given a guarantee securing payment of the purchase price (or part thereof) of the Second Property, and a copy of such guarantee must be given to the Seller by no later than \_\_\_\_\_

and

15.2.1.4 transfer of the Second Property must be registered in the name of the purchaser of the Second Property within 90 (ninety) days after the date referred to in clause 15.2.1.3.

15.2.2 The Purchaser must within 30 (thirty) days after the date stated in clause 15.2.1.3 and (if applicable) the date stated in clause 15.1, whichever is the later, deliver to the Conveyancer a guarantee, issued by a Bank, to secure payment of the balance of the purchase price to the Seller on registration of transfer of the Property in the Purchaser's name.

15.2.3 The Purchaser and the Seller will co-operate with each other so that transfer of both the Property and the Second Property can take place at the same time, if possible. They authorize their respective conveyancers to take any steps necessary to achieve this purpose.

15.2.4 Until the condition referred to in clause 15.2.1.1 is fulfilled, the Seller may continue to market the Property through any estate agent, if a sole mandate has not been granted to the Estate Agent. If, before fulfillment of the said condition, the Seller receives a further written offer made in good faith to purchase the Property, the following provisions will apply :-

15.2.4.1 a copy of the said offer must be delivered to the Purchaser who will then have 48 hours from the time of such delivery to waive in writing all the provisions of clause 15.2; and

15.2.4.2 should the Purchaser not comply with the aforesaid requirement, the Seller may accept the said further offer whereupon this agreement between the Seller and the Purchaser will immediately terminate.

16. **WAIVER OF CONDITIONS AND LAPSE OF AGREEMENT**

- 16.1 The Purchaser may, at any time prior to the fulfillment of any suspensive condition contained in this agreement, advise the Seller in writing that he waives the benefit of such condition, in which event this agreement will no longer be subject to such condition provided that clause 15.2 can only be waived in its entirety.
- 16.2 Should any suspensive condition contained in this agreement not be fulfilled in the time specified, the entire agreement will automatically come to an end. In such case all amounts paid by the Purchaser (excluding the amount referred to in clause 7.2 or 7.3 above) must be refunded with interest.

17. **PESTS**

(Delete in its entirety if not applicable.)

The Purchaser may at any time before registration of transfer of the Property require an infestation inspection to be carried out on the Property on the basis that :-

- 17.1 the inspection is to be carried out at the sole cost of the Seller either by an inspector duly registered with the South African Pest Control Association, or a qualified entomologist;
- 17.2 all accessible timbers on the Property must be inspected for infestation by wood-destroying beetles, termites and, in the Western Cape, fungi;
- 17.3 the inspector or entomologist must issue a written report (with the remedial recommendations, if any) to both the Seller and the Purchaser. Where infestation is found, the recommendations contained in the report must be fully implemented, at the sole cost of the Seller;
- 17.4 upon receipt of a Certificate of Clearance issued by the said inspector or entomologist that there is no infestation or that the infestation found has been dealt with in terms of clause 17.3, the Purchaser will have no further claims against the Seller in relation to such infestation. Such certificate must be furnished by the Seller to the Purchaser before the date of registration of transfer.

18. **PURCHASER'S COOLING OFF RIGHT\***

Section 29A of the Alienation of land Act 68 of 1981 applies to this Agreement. Accordingly, notwithstanding any other clause in this agreement, the Purchaser has the right to revoke this offer or terminate this agreement by written notice to be delivered to the seller, or his/her agent, on or before midnight \_\_\_\_\_ (date). Such notice will have no effect unless it

- (a) is signed by the Purchaser or his/her agent acting on his/her written authority;
  - (b) refers to this offer or agreement as the offer or agreement that is being revoked or terminated, as the case may be; and
  - (c) is unconditional.
- (\* Delete this clause if not applicable.)

19. **SIGNATURE**

- 19.1 If the Purchaser signs this document first, he/she makes an offer to purchase the Property on the terms and conditions set out herein. Such offer cannot be withdrawn until \_\_\_\_\_ (time) on the \_\_\_\_\_ (date) and can be accepted by the Seller at any time before then.
- 19.2 This agreement will be binding once it has been signed by both the Seller and Purchaser, even if the Seller has not notified the Purchaser that the offer has been accepted.

20. **ELECTRICITY : CERTIFICATE OF COMPLIANCE**

The Seller shall on/or before the date of occupation referred to in clause 7.1 above, or the date of registration of transfer of the Property in the Purchaser's name, whichever date is the earlier, at the Seller's cost, deliver to the Purchaser a Certificate of Compliance issued by a qualified electrician in terms of the regulations promulgated under Act 85 of 1993. The Seller undertakes not to make any changes in respect of the electrical installation in the Property after delivery of such certificate.

21. **SPECIAL CONDITIONS**

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**SIGNED BY THE PARTIES ON THE DATES AND AT THE PLACES STATED HEREUNDER :-**

DATE \_\_\_\_\_ PLACE \_\_\_\_\_

TIME \_\_\_\_\_

\_\_\_\_\_  
WITNESS PURCHASER  
(OR DULY AUTHORISED REPRESENTATIVE)

DATE \_\_\_\_\_ PLACE \_\_\_\_\_

TIME \_\_\_\_\_

\_\_\_\_\_  
WITNESS PURCHASER

---

DATE \_\_\_\_\_ PLACE \_\_\_\_\_

TIME \_\_\_\_\_

\_\_\_\_\_  
WITNESS SELLER  
(OR DULY AUTHORISED REPRESENTATIVE)

DATE \_\_\_\_\_ PLACE \_\_\_\_\_

TIME \_\_\_\_\_

\_\_\_\_\_  
WITNESS SELLER

---

DATE \_\_\_\_\_ PLACE \_\_\_\_\_

TIME \_\_\_\_\_

\_\_\_\_\_  
WITNESS SA LAND  
(OR DULY AUTHORISED REPRESENTATIVE)

## INFORMATION FOR CONVEYANCER

	PURCHASER	PURCHASER
FULL NAMES	_____	_____
(if married woman, give previous surname)	_____	_____
PRESENT ADDRESS	_____	_____
	_____	_____
POSTAL ADDRESS	_____	_____
	_____	_____
PLACE AND DATE OF BIRTH	_____	_____
HOW MARRIED (in or out of community of property)	_____	_____
ANTENUPTIAL CONTRACT NUMBER AND WHERE REGISTERED OR COUNTRY OF MARRIAGE IF NOT RSA	_____	_____
IDENTITY NO. / RESIDENCE PERMIT NO. / FOREIGN PASSPORT NO.	_____	_____
TELEPHONE NOS RESIDENTIAL	_____	_____
E-MAIL ADDRESS	_____	_____
BUSINESS	_____	_____
FAX	_____	_____
CELLULAR	_____	_____

**I CERTIFY THE ABOVE INFORMATION TO BE CORRECT**

**SIGNED** \_\_\_\_\_ **PURCHASERS** **DATE**

## INFORMATION FOR CONVEYANCER

	SELLER	SELLER
FULL NAMES	_____	_____
(if married woman, give previous surname)	_____	_____
PRESENT ADDRESS	_____	_____
	_____	_____
POSTAL ADDRESS	_____	_____
	_____	_____
PLACE AND DATE OF BIRTH	_____	_____
HOW MARRIED (in or out of community of property)	_____	_____
ANTENUPTIAL CONTRACT NUMBER AND WHERE REGISTERED OR COUNTRY OF MARRIAGE IF NOT RSA	_____	_____
IDENTITY NO. / RESIDENCE PERMIT NO. / FOREIGN PASSPORT NO.	_____	_____
TELEPHONE NOS RESIDENTIAL	_____	_____
E-MAIL ADDRESS	_____	_____
BUSINESS	_____	_____
FAX	_____	_____
CELLULAR	_____	_____
WHEREABOUTS OF TITLE DEED	_____	_____
EXISTING BOND/S WITH	_____	_____
APPROXIMATE BALANCE	R _____	_____
BOND ACCOUNT NUMBER	_____	_____
MUNICIPAL RATES	_____	_____

**I CERTIFY THE ABOVE INFORMATION TO BE CORRECT**

**SIGNED** \_\_\_\_\_ **SELLERS** **DATE**