

USEFUL INFORMATION WHEN SELLING YOUR HOUSE

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KNOW YOUR RIGHTS AS A PROPERTY OWNER

IS A "PURCHASE OFFER" LEGALLY BINDING?

Yes, as soon as an offer to buy is accepted, it becomes a legally binding contract. signed by both sides and all requirements are satisfied.

VOETSTOOTS: WHAT DOES IT MEAN TO SELL A PROPERTY?

If a property is sold "voetstoots," it means the property is sold "as it stands". The seller cannot be held liable for any defects in the property once it is sold, unless they fraudulently hid the existence of the defect from the purchaser. The position is more complex if the Consumer Protection Act applies to the sale.

IF A TENANT DOES NOT REFUSE TO PAY RENT, MAY I EVICT THEM?

No, to evict a tenant, you will require a court order if the tenant refuses to vacate the property voluntarily.

SOLE OR OPEN MANDATE

AVAILABLE MANDATE

An open mandate is when a seller decides to use different real estate companies to market their property. Different agents are given the non-exclusive right to market a property, and it may or may not be in writing. Typically, a time limit is not specified

UNIQUE MANDATE

A sole mandate must, by law, be in writing. It is an agreement whereby a single agent is granted the sole/exclusive right to market a property. The agent has a limited time period, usually 3 months, to find a purchaser.

WHICH SUITS YOU BEST?

There is undoubtedly added value to marketing your home through one agency. They take full responsibility for marketing the property and thus make every effort to use all of their resources to the fullest extent within the set time frame.