

WHO PAYS FOR WHAT IN THE SALE & TRANSFER PROCESS

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SELLER

1. AGENT'S COMMISSION

2. RATES AND SERVICES:

Any arrears, outstanding amounts and a 60 day
Advance collection amount.

3. CERTIFIED COPY OF MISPLACED TITLE DEED:

Fees range from R2500 Upwards, depending on number
Of deeds to be replaced.

4. IF PROPERTY BONDED:

4.1 PENALTY BOND INTEREST

If three months written notice is not given to the bank to cancel
the seller's bond, a cancellation penalty will be charged. It is equal
to one Month's bond instalment for each completed month of no
notice given.

4.2 BOND CANCELLATION FEE

- Fees range from R4000 to R5000.
- If more than one bond is cancelled, the fee increases.
- Formal cancellation is required even if bond has a nil
balance.

5. LEVY AMOUNTS OWING TO BODY CORPORATE OR HOMEOWNER'S ASSOCIATION

6. COMPLIANCE CERTIFICATES:

- Electrical.
- Beetle (if applicable).
- Plumbing (If applicable).
- Gas (If applicable).
- Electric fence installation (If applicable).
- R5000 for all five if no repair occurred.

7. ANY REPAIRS AGREED TO IN CONTRACT

8. OTHER

- Financial undertakings for seller.
- Bridging finance for seller.
- Directive obtainable from SARS.
- Repatriation of funds.
- Abroad foreign Investments.

BUYER

1. TRANSFER COSTS:

- Conveyancing fees as per tariff.
- Transfer duty (paid a month prior to the transfer).
- Transfer duty must not be paid if seller is VAT
registered and the sale forms part of the seller's vatable
enterprise.
 - Purchase price may be recorded in contract as
inclusive
Or exclusive of VAT.
 - The account to purchaser may include the cost of
obtaining a homeowner's association's consent to
transfer.
 - Cost of rates clearance certificate.
 - Cost of levy clearance certificate.

2. BOND COSTS (IF REGISTERING A BOND)

3. CONVEYANCER'S CERTIFICATE RE-TITLE RESTRICTIONS:

May be required if the purchaser intends on subdividing
or renovating.

4. OCCUPATIONAL RENTAL:

- If purchaser moves in before transfer.
- Try provide for a figure in the agreement of sale even if
Occupation is on transfer.

5. PLANS:

If agreement does not bind seller to deliver copies of
approved plans,

- purchaser has to incur costs.