



fn inc

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PRACTICAL ADVICE TO CONTRACTING PARTIES

Seller	Purchaser
1. Maintain all payments iro bond, home owner's insurance, rates and taxes, levies up until transfer, (pro rata refunds will be attended to by the respective bodies after transfer)	1. Pay the purchase price timeously. Deposit needs to be paid as per the offer to purchase, property guarantees need to be delivered on or before the date agreed to in the offer to purchase and costs needs to be paid on demand
2. Obtain a valid electrical certificate of compliance that is not older then 2 years, gas conformity certificate, electrical fence system certificate as set out in the offer to purchase from an accredited person (ensure that the accredited electrician reflects both the physical and proper erf description on the Electrical compliance certificate)	2. Obtain bond grant timeously and sign bond documents in time for the guarantees to be issued
3. Sign all documents when called upon to do so	3. Sign all documents when called upon to do so and pay transfer costs upon signature of the transfer documents
4. Arrange to have a final meter reading taken by the council for the water and electricity readings prior to vacating the property for the day that you vacate the property. Please ask us for more information	4. Pay the deposit with the council for your water and electricity account as soon as the property is registered in your name
5. Vacate the property timeously in terms of the agreement	5. Take occupation of the property in terms of the agreement
6. We will email you a link to the Property24 portal which will enable you to track progress of your transfer on-line	6. We will email you a link to the Property24 portal which will enable you to track progress of your transfer on-line

Effective from September 2011, sellers need to apply in writing to CoJ for your refund and provide proof of registration and proof of payment of rates clearance figures.

Although care has been taken to ensure the accuracy of the above information, FN Inc and its members, employees, agents and representatives cannot be held liable for any loss suffered, as a result of the use of this information.

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