



fninc

Attorneys Notaries Conveyancers

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SELLER TO DO LIST

Maintain all payments in respect of – home loan, homeowner's association, rates and taxes, levies up until the date of transfer

(pro rata refunds will be attended to by the COJ after transfer is passed)

Arrange for all the compliance certificates applicable to your property and your province :

- Electrical compliance
- Gas conformity
- Electric fence

Ensure that the issuer is registered with the appropriate governing body and reflects the physical and erf description of the property on the electrical compliance certificate

Sign all transfer documents as soon as you are called upon to do so

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Registration number 2010/020857/21 VAT registration number 4470257165

Arrange for closure of your municipal accounts after registration of transfer, as well as your account at Eskom if you are billed by them for electricity. Doing so will result in the processing of any refunds due to you in respect of overpayments

Vacate the property timeously in terms of the sale agreement

Ensure that proper notice is given to all tenants in the event that you have a lease agreement in place and termination thereof coincides with registration of transfer

If you have a solar system on your property that is leased, ensure that you have given the appropriate notice to the lessor so that your solar system is removed and disconnected prior to you having an electrical compliance certificate issued

PURCHASER TO DO LIST

Comply with the time restrictions set out in the sale agreement and pay particular attention to:

- the deposit
- the bond grant due date
- the guarantee delivery date
- payment of transfer and/or bond costs due date

Ensure that all documents necessary to process an application for a bond grant is produced timeously and attend to the signature of the lender's quotation and the bond attorneys bond documents timeously, so as not to delay the guarantee delivery beyond the guarantee due date

<p>Sign all transfer documents as soon as you are called upon to do so and pay the transfer costs upon signature of the transfer documents and if applicable bond costs upon signature of the bond documents</p>
<p>Apply for the activation of all municipal accounts as soon as you become the registered owner. We will provide you with useful information in this regard upon registration of transfer</p>
<p>Take occupation of the property timeously in terms of the agreement</p>
<p>If you are taking over the existing tenant in the property, ensure that the lease allows the seller to cede its rights to you. Established contact with the tenant in respect of future payments and ensure that the seller settles the security deposit to you prior to transfer or the attorneys hold written instructions to deduct the amount of the security deposit from the seller's proceeds and pay same over to you as the new landlord</p>
<p>If the property presents with a solar system, verify in the sale agreement with reference to the fixtures and fittings clause whether the solar system is outrightly owned by the seller and that home is sold with the solar system</p>

Although care has been taken to ensure the accuracy of the above information, FNINCc and its members, employees, agents and representatives cannot be held liable for any loss suffered, as a result of the use of this information. Updated Feb 2024