

TEL: (011) 763-2177
FAX: (011) 763-4432
ADDRESS: Unit 5 Willow View Office Park
653 Van Hoof Street, Willowbrook, Roodepoort
POSTAL: P O Box 22307, Helderkruijn, 1733

Docex 32 Roodepoort
Practice Number 14258



Attorneys | Notaries | Conveyancers

PURCHASER'S RESPONSIBILITIES:

Once a Seller has accepted the offer to purchase, the Purchaser will have the following responsibilities:

1. To immediately apply for a bond if so required for a portion, or the whole of the purchase price. The agent will refer the Purchaser to a bond consultant to facilitate and expedite to bond application.
2. After bond approval the bank will appoint an attorney on their panel of attorneys to attend to the registration of the bond. If the attorney attending to the transfer is on the bank's panel, the bank will, depending on the banks requirements, appoint the same attorney to attend to the bond registration simultaneously, to expedite the matter.
3. The bank may require life insurance from the Purchaser and/or their spouse, to the value of the bond amount. The Purchaser can use existing insurance or take out a new policy through an insurer of their choice. The life cover must be in place prior to registration of the bond.
4. To furnish the attorneys with the following documentation.
 - a. Copy of his ID document.
 - b. Income tax registration number and proof of registration.
 - c. Copy of marriage certificate and ante nuptial agreement if applicable.
 - d. Copy of Divorce Order if applicable.
 - e. Copy of latest proof of residence, not older than 3 months.
5. Sign the transfer and bond documentation with relevant attorneys on request.
6. Pay transfer and bond registration cost on request.
7. Pay deposit for water and electricity to the council when the account is opened.
8. To pay the occupational rent monthly in the advance to the Seller, if occupation is taken prior to registration of the property in the Purchaser's name.