

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, Helderkruin, 1733

Docex 32 Roodepoort
Practice Number 14258



Attorneys | Notaries | Conveyancers

SELLERS RESPONSIBILITIES:

Once the Seller has accepted an offer to purchase in the respect of his freehold property, the Seller will have the following responsibilities:

1. To provide his bondholder with 90 days' notice of his intention to settle the bond in full.
2. To comply with a warranties or conditions stipulated in the offer to purchase.
3. To obtain the statutory required **Electrical Compliance Certificate and Gas Installation Certificate** for the property prior to occupation alternatively lodgment of the transfer in the deeds office, issued by a certified electrician and gas installer. Should the property have an electric fence, you will also need to obtain an **Electrical Compliance** certificate for the fence.
4. To **sign the transfer documents** on request by the conveyancer attending to the transfer of the property to the Purchaser.
5. If there is a bond registered over the property, the Seller will be liable to pay the **Bond Cancellation Cost** to the attorney that will be appointed by the bank to attend to the cancellation of the existing bond. The Seller will be obligated to keep up his monthly bond installments pending transfer of the property. If any interest is overpaid to the bank, it will be refunded to the Seller by the bank after registration.
6. In order for the conveyancer to obtain a **Rated Clearance Certificate**, valid until after the expected date of registration, the Seller will have to pay his town council account in advance for a period of 3 to 4 months. The city council will after registration, pay the pro – rata refund directly to the Seller. This refund can take as long as 8 months!
7. Request the council to take **final meter readings** of consumption figures for the property prior to vacating the property.
8. To vacate the property prior to or on the agreed date of occupation and to comply with any condition in the agreement for e.g. painting to be done, carpets cleaned etc.
9. Arrange with **Telkom** and or Purchaser to transferor cancel the telephone line.
10. Arrange with armed response company and the Purchaser to take over the service or arrange for cancellation.