

Who pays for what IN THE SALE AND TRANSFER PROCESS

SELLER

1. AGENT'S COMMISSION

2. RATES AND SERVICES:

Any arrears, current amounts owing and a 60-day advance collection amount.

3. CERTIFIED COPY OF MISPLACED TITLE DEED:

Fees range from R 2500 upwards, depending on the number of deeds to be replaced.

4. IF PROPERTY BONDED:

4.1 PENALTY BOND INTEREST

If 3 months' written notice not given to bank to cancel seller's bond, a cancellation penalty is payable. It equates to approximately one month's bond instalment for each completed month of notice not given (or pro rata thereof).

4.2 BOND CANCELLATION FEE:

- Fees range from R 4000 to R 5000.
- If more than one bond is cancelled, the fee increases as per the applicable sliding scale.
- Note: formal cancellation is required, even if the bond has a nil balance.

5. LEVY AMOUNTS OWING TO BODY CORPORATE OR HOMEOWNERS' ASSOCIATION

6. COMPLIANCE CERTIFICATES:

- Electrical (in order if issued under 2 years ago and no changes made to the installation).
- Beetle (if applicable).
- Plumbing (if applicable).
- Gas (if applicable).
- Electric fence installation (if applicable).
- Approximately R 5000 for all 5 if no repairs necessary.

7. ANY REPAIRS AGREED TO IN CONTRACT

8. OTHER:

- Financial undertakings for seller.
- Bridging finance for seller.
- Obtain directive from SARS (withholding tax scenario).
- Repatriation of funds.
- Foreign investment abroad.

BUYER

1. TRANSFER COSTS:

- Conveyancing fees, as per tariff.
- Transfer duty - payable to the conveyancers approximately a month before transfer.
- No transfer duty payable if seller is VAT registered and the sale forms part of the seller's VATable enterprise.
- Purchase price will either be recorded in contract as inclusive or exclusive of VAT.
- The account to purchaser may include the cost of obtaining a homeowners' association's consent to transfer.
- Cost of rates clearance certificate.
- Cost of levy clearance certificate (in sectional title transfers).

2. BOND COSTS (IF REGISTERING A BOND)

3. CONVEYANCER'S CERTIFICATE RE TITLE RESTRICTIONS:

May be required if purchaser intends subdividing or renovating.

4. OCCUPATIONAL RENTAL:

- If purchaser moves in before transfer.
- Always try and provide for a figure in the Agreement of Sale, even if occupation is on transfer.

5. PLANS:

If agreement does not oblige seller to deliver copies of approved plans, purchaser has to incur costs.