

LISTING NUMBER: _____

**EXCLUSIVE MANDATE****I/WE****Seller 1** > Name & Surname: _____ ID No _____ Initial: _____**Seller 2** > Name & Surname: _____ ID No: _____ Initial _____**Seller 3** > Name & Surname: _____ ID No: _____ Initial: _____**Seller 4** > Name & Surname: _____ ID No: _____ Initial: _____**Seller 5** > Name & Surname: _____ ID No: _____ Initial: _____

the undersigned, duly authorized thereto, and being the registered owner/s or legally authorized representative/s for the owner/s of the property located at

Unit/Street No: _____

Street Address: _____

Suburb: _____

Complex Name: _____

Erf No: _____

Seller's Contact Details: Mobile (_____) Telephone: (_____)

I / We hereby irrevocably appoint and authorize **ICON PROPERTY GROUP (PTY) Ltd** the **EXCLUSIVE AND SOLE RIGHT** to obtain a **willing** and **able** Purchaser for the aforementioned property (including all fixed dwellings thereon and all permanent fittings, fixtures, and appliances pertaining thereto detailed in clause 4 below) on the following terms and conditions (or such other terms that may be set out in writing) and signed by all parties.

1. **PURCHASE PRICE: R** _____

(_____)

OR such a lesser amount that I/we the sellers may be prepared to accept. I agree with an initial marketing price of:

R _____ (_____)

Price structure & marketing place – The seller/s and Agent agree to the following prices on price structure:
(Stipulate how the property will be priced during the marketing period and at which specific dates it will be adjusted)

Head Office
Unit 201 & 202 Pinehurst
Somerset Links
De Beers Ave, Somerset West
(021) 302 1620
Western Cape, South Africa

Delft Branch
Shop V2 Delft Mall
Cnr. Hindle Rd & Delft Main Rd R102
Delft
(021) 956 1002
Western Cape, South Africa

Eersteriver Branch
Super Spar Center
Cnr. Van Riebeeck & Forest Dr
Eersteriver
(021) 903 1532
Western Cape, South Africa

Mitchells Plain Branch
Block E Shop No 103
Watergate Mall
Watergate Boulevard
(021) 203 1606
Western Cape, South Africa

Kuilsriver Branch
64 Kerk Street
Kuilsriver
(021) 203 1620
Western Cape, South Africa

Belhar Branch
Shop No 7, 2 Baberta Link
Belhar
(021) 903 1532
Western Cape, South Africa

Portugal Branch
Av. da Liberdade 110, 1269-046
Lisbon
+351 963 680 930
Portugal

CEO – M. Phelps | DIRECTOR OF SALES – G. Phelps | PARTNER – O. Diedericks | PARTNER – G. Gallie | PARTNER – L. Britz (Free State) | PARTNER – V. Lagos (Portugal)

2. COMMISSION: I /WE irrevocably instruct the TRANSFERRING ATTORNEY, as stated in the relevant deed of sale to pay to **ICON**

PROPERTY GROUP (PTY) LTD commission fee of _____% (_____)

Excl VAT upon **ICON PROPERTY GROUP (PTY) LTD** obtaining a bona fide offer at a price as described above, or at such an amount.

Accepted by myself /us the seller/s.

NETT COMMISSION (EXCLUDING 15% VAT) R _____

15 % VAT **R** _____

GROSS COMMISSION AMOUNT **R** _____

Furthermore, I / We acknowledge that I / We become liable to **ICON PROPERTY GROUP (PTY) LTD**, who shall be entitled to its full commission as set out above against the sale of the property should I / We during the sole mandate period:

- (2.1) Sell the property myself, through another Property Practitioner, or any other party, or through any source whatsoever,
- (2.2) Sell the property to any person/s introduced to the property by **ICON PROPERTY GROUP (PTY) LTD**, within 180 (one hundred and eighty) days after expiration of the **EXCLUSIVE SOLE SELLING MANDATE**, irrespective or regardless of through whom the offer is submitted.
- (2.3) refuse to accept an offer in accordance with, or in excess of the agreed written selling price, as indicated above,
- (2.4) Prevent or impede, in any way, the performance of this Sole Selling Mandate,
- (2.5) Withdraw the property from the market, prior to the termination of the mandated price

I / We authorize **ICON PROPERTY GROUP (PTY) LTD** to erect and display **ICON PROPERTY GROUP (PTY) LTD FOR SALE AND SOLD**

SIGNS on /at the premises, to conduct show-houses to have access to view the property at all reasonable times, and if deemed necessary by you, to

sub-contract your benefits and rights, in terms of this **EXCLUSIVE SOLE SELLING MANDATE**, to any other Property Practitioner appointed exclusively by you on a shared free basis.

This is a list of the permanent fixtures and fittings to remain in/at the property once a bona fide offer has been accepted by the seller:

<u>Description</u>	<u>Yes</u>	<u>No</u>	<u>Description</u>	<u>Yes</u>	<u>No</u>
All fitted carpets			Curtains rails, rings, and blinds		
Lights and light fittings			DSTV dish with the connection wiring		
All fitted cupboards, shelves, and mirrors			Swimming pool with all equipment including pump		
Full alarm system installation			Wellpoint pump		
Radio Aerial and TV antenna			Keys, locks		
Security Gates			Jet master and Built-in Jet master Braai		
Motorized Unit at Main Entrance Gate			Stove		
Burglar Bars			Oven		
Oven Hub			Aircons		
Extractor fans					

This **EXCLUSIVE SOLE SELLING MANDATE** shall commence and is effective from Date: _____ & Time: _____ and shall terminate on Date: _____ & Time: _____ h _____.

I / We acknowledge and fully comprehend and accept the practical and legal implications of this agreement and confirm that my signature hereto, that I / We have not in any way been coerced into signing the agreement.

It is hereby confirmed that the Property Practitioner and the candidate agent responsible for completing this sale agreement is registered with the PPRA both hold an FFC under the name _____ for the financial year

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CANCELLATION OF EXISTING BOND:

I/We the seller/s hereby appoint attorney's _____ to cancel our existing home loan, of which details are as follows:

Name of Bank: _____

Bond Holder: _____

Bond Account No: _____

Branch: _____

* **Please attach a copy of the bond statements to Mandate.**

MARKETING AGREEMENT – ICON PROPERTY GROUP (PTY) LTD & THE SELLER/S

- All Icon Agents shall be allowed access to the property.
- List and offer your property to all existing prospective/potential Purchasers on our books and database.
- Advertise the aforementioned property in the relevant media newspapers.
- Report back to you, the seller's – authorized representative regarding progress made in respect of the marketing of the property.

This **EXCLUSIVE SOLE SELLING MANDATE** constitutes the entire agreement between the parties and no other terms will be binding unless submitted in writing and signed by ALL parties.

SIGNED IN _____ ON THIS _____ DAY OF _____ 20__ Time Signed ____ h

SELLER 1

WITNESS

SIGNED IN _____ ON THIS _____ DAY OF _____ 20__ Time Signed ____ h

SELLER 2

WITNESS

SIGNED IN _____ ON THIS _____ DAY OF _____ 20__ Time Signed ____ h

SELLER 3

WITNESS

SIGNED IN _____ ON THIS _____ DAY OF _____ 20__ Time Signed ____ h

SELLER 4

WITNESS

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SIGNED IN _____ ON THIS _____ DAY OF _____ 20__ Time Signed ____ h

SELLER 5

WITNESS

SIGNED IN _____ ON THIS _____ DAY OF _____ 20__ Time Signed ____ h

SELLER 6

WITNESS

SIGNED IN _____ ON THIS _____ DAY OF _____ 20__ Time Signed ____ h

PROPERTY PRATITICONER

AGENT FFC NO

WITNESS

SIGNED IN _____ ON THIS _____ DAY OF _____ 20__ Time Signed ____ h

MANAGER

AGENT FFC NO

WITNESS

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MANDATORY DISCLOSURE FORM TEMPLATE

The mandatory disclosure referred to in section 67 of the Act shall be in the following format -
**IMMOVABLE PROPERTY CONDITION REPORT IN RELATION TO THE SALE OF ANY
IMMOVABLE PROPERTY**

1 Disclaimer

This condition report concerns the immovable property situated at *[insert deeds office and physical description]* (the "Property"). This report does not constitute a guarantee or warranty of any kind by the owner of the Property or by the property practitioners representing that owner in any transaction. This report should, therefore, not be regarded as a substitute for any inspections or warranties that prospective purchasers may wish to obtain prior to concluding an agreement of sale in respect of the Property.

2 Definitions

In this form -

- 2.1 "to be aware" means to have actual notice or knowledge of a certain fact or state of affairs; and
- 2.2 "defect" means any condition, whether latent or patent, that would or could have a significant deleterious or adverse impact on, or affect, the value of the property, that would or could significantly impair or impact upon the health or safety of any future occupants of the property or that, if not repaired, removed or replaced, would or could significantly shorten or adversely affect the expected normal lifespan of the Property.

3 Disclosure of information

The owner of the Property discloses the information hereunder in the full knowledge that, even though this is not to be construed as a warranty, prospective purchasers of the Property may rely on such information when deciding whether, and on what terms, to purchase the Property. The owner hereby authorises the appointed property practitioner marketing the Property for sale to provide a copy of this statement, and to disclose any information contained in this statement, to any person in connection with any actual or anticipated sale of the Property.

4 Provision of additional information

The owner represents that to the best of his or her knowledge the responses to the statements in respect of the Property contained herein have been accurately noted as "yes", "no" or "not applicable". Should the owner have responded to any of the statements with a "yes", the owner shall be obliged to provide, in the additional information area of this form, a full explanation as to the response to the statement concerned.

5 Statements in connection with Property

	YES	NO	N / A
I am aware of the defects in the roof			
I am aware of the defects in the electrical systems			
I am aware of the defects in the plumbing system, including in the swimming pool (if any)			
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers			
I am aware of the defects in the septic or other sanitary disposal systems			
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bulges. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pumps			
I am aware of structural defects in the Property			
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property			
I am aware that remodeling and refurbishment have affected the structure of the Property			
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.			
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site			

10 **Signatures**

Signed at _____ on _____

Signature of owner _____

Signature of purchaser _____

Signature of property practitioner _____