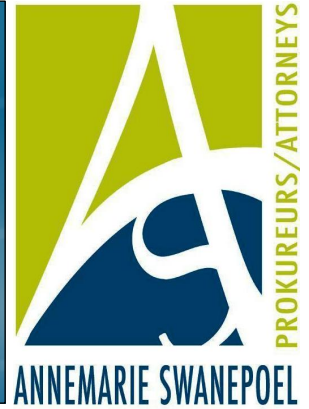


ANNEMARIE SWANEPOEL ATTORNEY STEP BY STEP



STEP BY STEP GUIDE TO PROSPECTIVE BUYERS - HOW TO COMPLETE OUR OFFER TO PURCHASE:

- 1) **Step 1 – Buyer details:** Fill in your details on the first page. Your full name(s), surname(s), Identity Number(s) and marital status must be inserted, or, in the case of a legal entity, the full name of the company, close corporation, sole proprietor, trust or partnership, together with registration number (if applicable). In the case of a legal entity, include the name of the person signing on its behalf.
- 2) **Step 2 – Property details:** Fill in the property details consisting of the portion / erf number, the province and extent of the property if you have the information, otherwise the street address will suffice e.g. 10 Bontrokkie street Sonheuwel x ___ Nelspruit . Fill in as much information as you have at hand.
- 3) **Step 3 – Purchase price & payment:** Fill in the purchase price in numerals and words. If you are putting down a deposit, insert the deposit amount and number of days within which payment will be made under clause 1.1. If you are not paying a deposit, delete clause 1.1. Fill in the purchase price or balance purchase, whichever is applicable, under clause 1.2, and insert the number of days within which it will be secured / paid in cash. This clause must always be completed.
- 4) **Step 4 - Suspensive conditions:** If you are buying with a mortgage bond, complete clause 2.1. Fill in the amount which you will be applying for from the bank, and also the date by which the bond must be approved. If you are also selling your property and want this purchase to be subject to the successful sale of your property, complete clause 2.4. Delete whichever clauses are not applicable.
- 5) **Step 5- Occupation** – Fill in the date upon which you want to move into the property and the amount of rent you are prepared to pay until the property is registered into your name(s).
- 6) **Step 6 – Compliance Certificates:** Unless you are purchasing a vacant stand, the Seller is obliged to favor you with an Electrical Compliance Certificate. Delete the other clauses if they are not applicable or if you do not require said compliance certificates.
- 7) **Step 7 – Fixtures / Movables:** Indicate if you want certain movables / items not mentioned in clause 10.1 to be included in the sale.
- 8) **Step 8 – Domicilium:** Insert your physical address and other contact details under clause 16.1.
- 9) **Step 9 - Irrevocability:** Insert a time and date under clause 21.2. Note that you may not withdraw your offer to the Seller once made, prior to this date. If he / she fails to accept your offer timeously, you may withdraw / revoke after this date.
- 10) **Step 10: - Signing:** Sign the offer by initialing each page and signing fully on the last / second last page where indicated, in the presence of two witnesses.