

DECLARATION BY SELLER / REGISTERED OWNER(S)
Addendum to Mandate / OTP

Date of Declaration:

Seller / Registered Owner(s):

The Property: Street / Unit number:

Complex / Estate Name:

Street Name:

Erf Number:

Township:

District:

The Seller hereby declares that the information provided in this document reflects a true and honest appraisal of The Property and warrant that no other known material defects to the building or its accessories exists other than those specified in this document and hereby authorises the agencies and representative agents marketing the property to provide a copy of this document and to disclose all information contained in this document, to any person in connection with any actual or anticipated sale of the property.

This document does not constitute a guarantee and/or warranty of any kind or nature by the owner of the property or by the agency representing that owner in any transaction. This document should therefore not be regarded as a substitute for any inspections or warrants that prospective purchasers may wish to obtain prior to concluding an agreement of sale in respect of the property.

Should the response to any of the statements or questions below be "Yes" the seller shall be obliged to provide a full explanation as to the reason(s) why in the additional information area provided in this document with the question number as reference.

This declaration has become necessary as a result of the recently introduced CPA (Consumer Protection Act – Act 68 of 2008) which also governs property transactions.

Y = Yes, N = No, U = Unsure, N/A = Not applicable

<u>Declaration</u>	Y	N	U	N/A
1. Are you aware of any electrical faults / problems relating to the electrical installation or fitted accessories?				
2. Are you in possession of a valid electrical compliance certificate?				
3. If you answer to 2. is yes, when was it issued?				
4. Are there any illegal, non-certified, electrical or gas extensions, disconnections or any damaged or inoperative fittings on permanent appliances / equipment eg. Stove, Extractor, Oven, Air Conditioner, Heaters, Ceiling Fans, Pool pump, Borehole pump, Water feature, Garden Lights etc?				
5. Are there any faults relating to the geyser eg, leaks, faulty seal kits or low geyser pressure?				
6. Are there any faults relating to drainage installations eg, blocked drains, sewers, storm water pipes or gutters?				
7. Are there any problems relating to leaking taps, geysers or ruptured pipes?				
8. Are there keys for all internal doors?				
9. Do you have at least two sets of keys & remotes for all main doors and gates?				
10. Are the following security features and installations in working order:				
Security gates				
Burglar bars				
Security system				
Sensors & Beams				
Alarm (siren)				
Electric fence				

Declaration (continue)

Y N U N/A

- 11. If the alarm is linked to armed response, which security company?
- 12. Is the pool, equipment, piping, pump and creepy (or other unit) in good working order and without defects?

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- 13. Have there been any recent repairs (6 months or less) to any of the items mentioned with regards to plumbing or electrical installations?

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- 14. Are there any damp or moisture problems in any part of the building including cupboards?

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- 15. Are there roof leaks or ceiling stains of any kind throughout the property?

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- 16. Are there any cracks, leaks or problems with any of the taps, baths, basins, toilets, cisterns or showers?

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- 17. Are there any structural defects that you are aware of, wall / floor cracks of any kind?

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- 18. Are there any cracked or broken floor tiles or damage to wood flooring or frames?

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- 19. Are all built-in cupboards intact?

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- 20. Are all door handles, locks, window catches in working order and closing properly?

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- 21. To your knowledge, does the physical position of the boundary fence / walls represent the true boundary of the property?

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- 22. Are there registered building plans for the whole property, all improvements and solid roofed structures (eg, Carports)?

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- 23. Do you have copies of all such plans mentioned under point 22?

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- 24. Are you aware of any interdicts, attachments or usufructs on or over the property?

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- 25. Are you aware of any building restrictions or registered servitudes on the property?

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- 26. Are you as the registered owner and seller a registered VAT vendor?

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- 27. Is this property currently let to a tenant with a binding lease agreement?
If so please state the expiry date.
- 28. Is there a copy of the lease agreement available?

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- 29. Is there a mortgage bond registered over the property?

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- 30. Fixtures and fittings

The Property is sold with all fixtures and fittings of a permanent nature, which the Seller warrants are fully paid for, and owned solely by the Seller, including all existing garden trees/shrubs/plants, stove, electrical light fittings/shades and (if any) curtain rails/rods/pelmets/blinds, swimming pool equipment/filters/motors, fitted carpets, fitted kitchen storage units, post box, electrical geyser(s), TV aerial, DSTV satellite dish, burglar alarm system, door bell/knocker, keys and remotes. All electrical items are to be in working order on date of occupation.

- 31. Specific immovable Exclusions (Fixtures)
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- 32. Specific Inclusions
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