

SOWETO OFFICES

Shop 20 Protea Point Mall
14 Ndaba Drive, Protea North
Tel: 011 980 8139

Shop 33 Maponya Mall
Chris Hani Road, Pimville
Tel: 011 933 1494

**JHB SOUTH OFFICE**

45 Main Road
Meredale, JHB South
P.O. Box 3086
Houghton, 2041
Tel: 011 842 5353

AGENT: PROF' Ndlovu**MANDATE**

MANDATE TYPE: EXCLUSIVE SOLE SOLE OPEN

I/We, PHILILE RUTH MLANGENI

The undersigned, being the registered owner(s) or duly authorized representative(s) of the owner(s) / seller(s) of the property known as:

Erf/Unit Number: 3067 Street: CUBANGO STREET
Suburb: ISHEPISONG

(the Property), together with all the fixtures and fittings of a permanent nature pertaining to the property, do hereby, irrevocably, grant SNOOKS ESTATES the right and authority to sell the above mentioned property on these terms and conditions:

1. The gross price for the Property is R 745 000 (SEVEN HUNDRED AND FORTY-FIVE THOUSAND) as agreed upon by the seller.
2. The mandate hereby granted shall commence on the date of signature of this agreement and will remain effective until the 22 / 11 / 2023 ("the mandate period")
3. The seller shall pay SNOOKS ESTATES a commission fee of 8 % (EIGHT) plus/incl. VAT
4. Said Commission shall be paid:
 - 4.1 If the property is sold within the mandate period, whether by SNOOKS ESTATES, the SELLER or any other PERSON.
 - 4.2 If the property is sold by SNOOKS ESTATES, the seller or any other person, after termination of the mandate period to any person who was introduced to the property during the mandate period;
 - 4.3 If the seller, during the mandate period, refused to accept an offer equal or higher than the price indicated in clause 1 above;
 - 4.4 It is hereby agreed that should the seller wish to suspend or withdraw the mandate from the market that the seller's obligation to SNOOKS ESTATES in terms of the participation agreement shall remain unaltered by virtue of the suspension of the mandate for a period of 12 (twelve) months from the date of withdrawal.
5. The seller agrees not to grant to any other estate agent and/or agency, during the mandate period, the rights granted to SNOOKS ESTATES as a Sole and Exclusive Sole Mandate in terms of this agreement.
6. SNOOKS ESTATES will advertise the property on their website, flyers and in any other manner that will facilitate the sale process.
7. The Estate Agent will present a Marketing plan and Property/Area Report to the Seller before the signing of this Mandate.
8. The seller will/will not give consent to SNOOKS ESTATES to place a "For Sale"/ "Sold" board on the property during and after the sale of the property.
9. The seller agrees to obtain a valid **ELECTRICAL COMPLIANCE CERTIFICATE** from a certified Electrician. The seller will submit the valid **ELECTRICAL COMPLIANCE CERTIFICATE** to the Conveyancer handling the Transfer with the Electricians documents before lodgment of transfer.

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9.1 Seller acknowledges that should there be electrical challenges after registration and, which their chosen electrician may not have picked up, and issued the **ELECTRICAL COMPLIANCE CERTIFICATE**, that the seller will make arrangements to get the electrician to go back to the property and do the necessary repairs.

10. The Seller declares that he/she will be ready to vacate the property on registration of transfer.
11. The Seller is required to confirm whether he/she is aware of any defects or deficiencies relating to, inter alia, plumbing systems, heating and air conditioning, boundary line disputes and structural defects of the property, before the Sale of the property.
12. The Seller acknowledges that the agent representing SNOOKS ESTATES has explained the meaning and the consequences of the clauses of this mandate.

13. POPIA COMPLIANCE:

11.1 The Sellers consent in terms of the Protection of Personal Information Act No. 4 of 2013 ("POPIA"), to the collecting, storing and processing their personal information for the purpose of concluding this Agreement and any matters ancillary thereto.

11.2 The Sellers agree that their personal information may be shared with other necessary role players necessary to give effect to this Agreement, including but not limited to the Agents internal staff for the purpose of rendering the services required in accordance with this Mandate Agreement.

11.3 The Agency shall retain the Sellers personal information for only as long as is necessary to give effect hereto and in compliance with POPIA and with any legislation such as FICA and the Estate Agency Affairs Act.

11.4 The Sellers have the right to object to the collection, processing and or retention of personal information and have the right to request that personal information be corrected or deleted or to lodge a complaint with the Information Regulator.

14. DEFECTS/REQUIREMENTS: the Seller hereby acknowledges the following: (Not required if Disclosure is filled in).

Is the Stove in full working order?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Are all electrical plugs operational?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Automated gates/garage doors working properly?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Intercom operational?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Alarm system operational?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Pool and all related equipment operational?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Are you aware of any plumbing defects?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Any broken Windows / Glass Doors?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Does the Roof Leak?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Is there any Rising Damp?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Any Structural Defects?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Are there Approved Plans?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Is the Geyser in good working condition?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>

Are there any attachments to this property?

YES

NO

N/A

If there is an attachment to the Title Deed, please specify: _____

15. PROPERTY DESCRIPTION

C – Clean / D – Damaged / F – Fair / G – Good / N – Not Working / B – Broken / S – Scratched & Marked

ITEM	CODE	DESCRIPTION
Bedroom 1	X C	
Bedroom 2	X C	
Bedroom 3	n/a	
Bedroom 4	n/a	
Bathroom 1	C	SHOWER
Bathroom 2	C	
En-suite	C	
Toilet	C	
Lounge	X C	
Dining	X C	
TV Room / Entertainment	n/a	
Study / Office	X C	CLEAN
Kitchen	C	WITH BUILT-IN
Laundry		
Scullery		
Flatlet	n/a	
Outbuilding 1	X C	CLEAN {Room}
Outbuilding 2	X C	CLEAN {Room}
Outside Toilet	C	
Garage	C	
Carport / Parking		
Garden		
Pool / Lapa		
Stand Size	m ²	163 m ²
Floor Size	m ²	117,08 m ²

Other:

FLOORING	BOUNDARY	WINDOWS	ROOF	SECURITY	GARDENING	DEFECTS
Carpets	Brick X	Steel X	Tile	Alarm System	Level X	Structural
Oregon Pine	Steel	Wood	Slate	Burglar Bars	Terrace	Roof
Parquet	Precast	Aluminum	Thatch	Security Gate	Neat	Subsiding
Quarry tiles	Electric	Cottage	Iron X	Intercom	Walled	Drainage
Italian tiles X			Concrete	Auto Garage	Landscaped	Plumbing
Wooden			Asbestos	Auto Gate	Sprinkler	Damp
Laminated					Braai	Electrical
					Gazebo	Infestation
						Rocky

Notes: THIS IS A DOUBLE-STOREY PROPERTY WITH THE THREE ROOMS LOCATED UPSTAIRS

(3)

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Signed on this 22 day of August 20 23 Time: 12-57

SELLER 1 NAME: PHILILE RUTH MLANGENI

SELLER ID NUMBER: 1207100308084 SIGNATURE: Ruth

CONTACT DETAILS: (W) _____ (C) 0717734422

E-MAIL: _____

SELLER 2 NAME: n/a

SELLER ID NUMBER: n/a SIGNATURE: n/a

CONTACT DETAILS: (W) n/a (C) n/a

E-MAIL: n/a

BOND ACCOUNT: n/a RATES ACCOUNT: 00003067-000

BOND HOLDER: n/a 00-00


BODY CORPORATE NAME: n/a

BODY CORPORATE CONTACT NUMBER: n/a

MANAGING AGENT: n/a (C) _____

Who declares that he/she is authorized to accept this sole marketing authority on behalf of SNOOKS ESTATES.

Full Status Agent Intern Agent

AGENT NAME: PROF' NOLOUW SIGNATURE: 

CONTACT DETAILS: 0637341908 E-MAIL: MKHAPHELANA@GMAIL

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