

## LISTING FORM

<b>LISTING PRICE (Comm included): R</b>	
<b>AGENTS NAME:</b>	<b>DATE:</b> 25/ Aug / 2023
<b>SELLER'S DETAILS</b>	
Surname: <u>AROSIE</u>	Tick where applicable:
First Names: <u>Abigail Belinda</u>	Show Address: <u>744 Granite</u> Show on Map:
ID NUMBER: <u>7801200205080</u>	MANDATE Address: <u>744 Gessert Street</u> AA
CC/Pty/Trust Name: <u>n/a</u>	<u>744 Granite crescent</u>
CC/Pty/Trust No: <u>n/a</u>	<u>Unit 512 Magenta</u>
Cell No: <u>076 5213160</u>	Suburb: <u>Monavoni</u>
Owner E-Mail: <u>a.arosie@gmail.com</u>	<u>Centurion</u>
Tenant Name: <u>EUGEN</u>	
Cell No: <u>072 2154619</u>	Erf No/Unit No: <u>00744</u> Sectional Title No:
Tenant E-Mail:	
S/T Levy	Gate fee: R /
<b>SOURCE:</b>	<input checked="" type="checkbox"/> <b>Open</b> // <input type="checkbox"/> <b>Sole</b> // <input type="checkbox"/> <b>Dual-Mandate:</b>
	Rates & Taxes :

PROPERTY DETAILS: (Tick where applicable)		FULL TITLE		SECTIONAL TITLE <input type="checkbox"/>		
Property Type:	Apartment: <input type="checkbox"/>	Duet: <input type="checkbox"/>	Townhouse: <input type="checkbox"/>	Residential House: <input type="checkbox"/>	Vacant land: <input type="checkbox"/>	Stack: <input type="checkbox"/>
Bedrooms:	Bathrooms:	Garages:	Property size:	m <sup>2</sup>		
Kitchen:	Pool:	Carport:	Erf size:	m <sup>2</sup>		
Lounge:	Study:	Laundry:				
Dining Room:	Domestic Room:	Flatlet:				
	Storeroom:					
	Balcony:	Patio	Pet Friendly: Y / N			

<u>EXTRA FEATURES</u>			
24 Hour Access	Communal Braai Area	Guest toilet	Solar Heating
24 Hour Response	Cooling fans	Intercom	Solar Geyser
Air-Conditioning	Electric Garage	Garden	Storage
Alarm system	Electric Gate	Irrigation system	Totally Fenced
Borehole	Electric fencing	Jacuzzi	Totally Walled
Breakfast Nook	Extractor fan	Lapa	Under floor heating
Built-in bar	Fibre	Outdoor beams	Wendy house
Built-in braai	Fireplace	Pantry	Wooden floors
Burglar bars	Guard	Scullery	
Closed Circuit TV	Guard House	Security gate	

<u>EXTRAS - OTHER:</u>			

<b>DESCRIPTION (FOR ADVERTISING IN PROPERTY TRADER AND WEBSITES):</b>		
1. Heading & description (min 140 characters): <i>TO BE EMAILED</i>		
<b>PropCtrl:</b>	<b>Seeff: RLS</b>	<b>Priv Prop:</b>

**Forms that are part of this listing: Please include ALL of the relevant documentation**

Signed OPEN Mandate Form OR
  PHOTOS (LANDSCAPE ONLY) and  
 Signed SOLE Mandate Form OR
 Google Drive link to be emailed  
 Signed JOINT Mandate Form

**FIXTURES & FITTINGS CHECKLIST – SECTIONAL TITLE**

The following fixtures and fittings are either included / excluded or not applicable in the sale of the property.

Address:	744 Granite Crescent, Monawoni / Unit 112 Magenta
Sellers Name:	Abigail Arasoie

Description	Incl.	Excl.	N/A
Air Conditioners		/	
Bathroom Cabinets			
Bathroom Mirrors (fitted or loose)			
Blinds			
Burglar Alarm (owned or rented)?			
CCTV Cameras			
Ceiling Fans			
Chairs (kitchen / bar)			
Complex Gate Remote (or fingerprint access)			
Curtains			
Curtain Rails			
Electric Garage Door & Remote			
Extractor Fan			
Fireplace (gas or wood)			
Flower Pots			
Garage Remote			
Garage Shelving			
Garden Furniture			
Gas Cylinder			

Description	Incl.	Excl.	N/A
Geysers (with or without heat pump)			
HD TV Cables			
Hob			
Jungle Gym			
Keys (all internal & external)			
Lights & Light Fittings			
Municipal Black & Green Refuse Bins			
Oven / Stove			
Perimeter Electric Gate & Motor			
Prepaid Electricity Meter			
Safe (specify where)			
Satellite Dish			
Sound System and / or Speakers			
Towel Rails			
TV Brackets			
Underfloor Heating			
Wall Heating Panels			
Washing Line / Whirl Dryer			
Water Filter			

SELLER: Abigail Arasoie

DATE: 25 August 2023

PURCHASER: \_\_\_\_\_

DATE: \_\_\_\_\_

Negotiated by .....

....., a Licensee of Seeff Property Services (Pty) Ltd, and holder of a valid Fidelity Fund Certificate, (hereinafter referred to as "Seeff").

I / We Abigail Aeosie .....being \* the registered owner/s, or

\* duly authorised by .....

.....being the registered owner \* (DELETE WHICHEVER IS NOT APPLICABLE)

of the Property known as 744 Granite Crest, Unit 512 Magenta, Merivale

(the Property), hereby instruct Seeff to procure a willing and able Purchaser for the Property, or for the \* **legal entity** being the registered owner of the property for the sum of

R 750 000

(.....) or such lesser amount as mutually agreed upon between the Purchaser and myself which shall include Value Added Tax (VAT) if applicable, and where a sale is concluded pursuant to this mandate, to monitor this sale through to transfer.

1. Brokerage calculated at 7.5% of the purchase price, plus VAT thereon, shall become due and payable by the Seller to SEEFF on registration of transfer of the property or transfer of the shares or member's interest, as the case may be, to the Purchaser.
2. SEEFF has the open mandate in respect of the property until ..... and they will also be entitled to the commission plus VAT as set out above, if any buyer introduced by SEEFF during this open mandate period subsequently purchases the property described above.
3. Seeff will also be entitled to brokerage in accordance with their **\*standard rental tariff** plus VAT thereon, should the Seller enter into a lease agreement in respect of the property with a party introduced during the period of the mandate.
4. The representative of SEEFF and any prospective purchaser/s shall have access to view the property at all reasonable times.
5. I / We hereby grant permission to erect a "FOR SALE" sign on the property during the currency of this mandate and a "SOLD" sign on the property for a period of 90 days after it has been sold through SEEFF.

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- 6. I / We warrant that there are no defects in the Property, other than those that appear on the **Immovable Property Condition Report**, completed and signed by me and annexed hereto.
- 7. I / We indemnify SEEFF against any claim in terms of the Consumer Protection Act No.68 of 2008 in respect of any matter not disclosed by me in the **Consumer Protection Act Declaration** annexed hereto.
- 8. The **Fixtures and Fittings Declaration** annexed to this mandate has been completed and signed by me. The listed items are either included, excluded or not applicable in the sale of the Property as stipulated therein.
- 9. I / We understand that the **Immovable Property Condition Report**, the **Fixtures and Fittings Declaration** and the **Consumer Protection Act Declaration**, form part of this mandate.
- 10. Other conditions, information or defects:

.....  
 .....

**DATA PRIVACY**

- 11. I/We agree to Seeff sending my/our personal information contained in this mandate (“the Data”) to third parties required to complete the sale and subsequent transfer of the Property. Such third parties will include but not be limited to prospective purchasers, other estate agents, property advertising websites and aggregated property portals, attorneys, financial institutions, mortgage originators and compliance certificate issuing companies, bodies corporate and/or homeowners’ associations and municipalities for contact purposes to allow the sale and subsequent transfer of the Property to take place, all in accordance with applicable law.
- 12. Seeff shall continually take the appropriate, reasonable technical and organisational measures to prevent loss of, damage to or unauthorised destruction of Data; and unlawful access to or processing of the Data.

**DIRECT MARKETING**

- 13. I/We agree to Seeff using my/our personal information contained in this mandate (“the Data”) to:
  - 13.1 Send me marketing via email or SMS and
  - 13.2 Other news relating to Seeff.

**14. CANCELLATION OF MANDATE**

The Seller may cancel this mandate at any time during its currency by giving Seeff, 20 (twenty) business days written notice to such effect, in accordance with the provisions of the Consumer Protection Act 68 of 2008. In such an event, Seeff may impose a reasonable penalty with regards to the services rendered to the Seller up to the date of cancellation in respect of this mandate. If the Seller is a juristic person this mandate may not be cancelled.

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**SELLER**

Name: Abigail Arosie

ID Number: 780120 0205 080

Physical Address: 44 Sarby Avenue Eldoraigne Gribeni

Email Address: a.ariosie@gmail.com

Signed by the **SELLER** at Centurion (place) on this 25th

day of August 2023

Arosie

**SELLER**

15. **SEEFF**

\*\*15.1 This mandate has been negotiated by .....  
(full names of the Property Practitioner), who hereby warrants the validity of their  
Fidelity Fund certificate as at the date of signature of this mandate, or;

\*\*15.2 This mandate has been negotiated by .....  
(full names of Candidate Property Practitioner) who is acting under the active  
supervision and control of .....  
(full names of the Property Practitioner), both of whom warrant the validity of their  
Fidelity Fund Certificates as at the date of signature of this mandate.

.....  
**Property Practitioner**

Accepted for Seeff: ..... Date: .....

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*Explanation of words in bold italics:*

*\***Legal entity** means a company or close corporation and includes a trust, so that if for example, the property is owned by a company and the shares in a company are sold to the purchaser, rather than the property itself, Seeff will be entitled to its full brokerage.*

*\***Standard rental tariff** means the rental tariff used by the rental division and specific branch of Seeff with whom you are contracting. Rental tariffs may vary from branch to branch. We encourage you to confirm with your Seeff agent what the tariff is for the branch you are mandating.*