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BUYER'S GUIDE



BUYER

What do I pay for once I have signed on the dotted line?

When it comes to purchasing a home there are more financial elements to take into consideration than just the deposit and home loan repayment. Here is an overview of additional costs that a Purchaser is responsible for in a property transaction:

Transfer

Conveyancer's Fee	See table I.1
Document Generation Fee	R250 - R350
Fee for submitting transfer duty	R150 - R250
Deeds Office search	R300 - R450
Sundries, Postage and Petties	R750 - R1800
FICA identification and verification fee	R450 - R950
Transfer Duty (if applicable)	See table I.2
Deeds Office Registration Fees – refer to table I.3	See table I.3
Costs and charges to obtain rates clearance certificate	R800 - R1500
Costs and charges to obtain Levy Clearance Certificate	R800 - R1 500 *dependant on the managing agents
Costs and charges to obtain Home owner's Consent	R1 000 - R2 000 *dependant on the managing agents

Possible Additional Costs:

- VAT on Purchase Price (if applicable)
- Occupational Rent
- Moving Costs
- Telephone/Web Connection & Deposit
- Water & Electricity Deposit

Bond

Conveyancer's Fee	See table I.1
Document Generation Fee	R250 - R350
Electronic Instruction Fee	R250 - R450
Deeds Office search	R300 - R450
Sundries, Postage and Petties	R750 - R1 800
Deeds Office Registration Fees – refer to table I.3	See table I.4

Additional Costs:

- Home Loan Initiation Fee
- Administration Fee
- Homeowner's Insurance
- Home Loan Protection Assurance

Note: Depending on the home loan package, some of the costs mentioned above can be absorbed into the mortgage bond. Speak to your banker or financial adviser for more information and to verify these costs.

Table 1.1 - Summary of Transfer and Bond costs

Amount	Transfer	Bond	Amount	Transfer	Bond
< 100 000,00	7 071,50	7 522,50	1 000 000	28 128,25	28 128,25
100 000	8 248,75	8 643,75	1 250 000	37 123,75	32 623,75
150 000	8 248,75	8 643,75	1 500 000	46 791,50	34 791,50
200 000	9 370,00	9 911,00	2 000 000	80 752,00	39 127,00
250 000	11 032,25	11 032,25	2 500 000	125 466,25	46 191,25
300 000	12 153,50	12 153,50	3 000 000	178 126,75	50 526,75
500 000	16 796,50	16 796,50	5 000 000	420 233,25	72 633,25
750 000	23 625,75	23 625,75	10 000 000	998 503,75	100 903,75

Table 1.2 - Transfer Duty

Property Value (R)	Rate
0 – 900 000	0%
900 001 – 1 250 000	3% of the value above R900 000
1 250 001 – 1 750 000	R10 500 + 6% of the value above R 1 250 000
1 750 001 – 2 250 000	R40 500 + 8% of the value above R 1 750 00
2 250 001 – 10 000 000	R80 500 + 11% of the value above R2 250 000
10 000 001 and above	R933 000 + 13% of the value above R10 000 000

Table 1.3 - Deeds Office Fee: Transfer

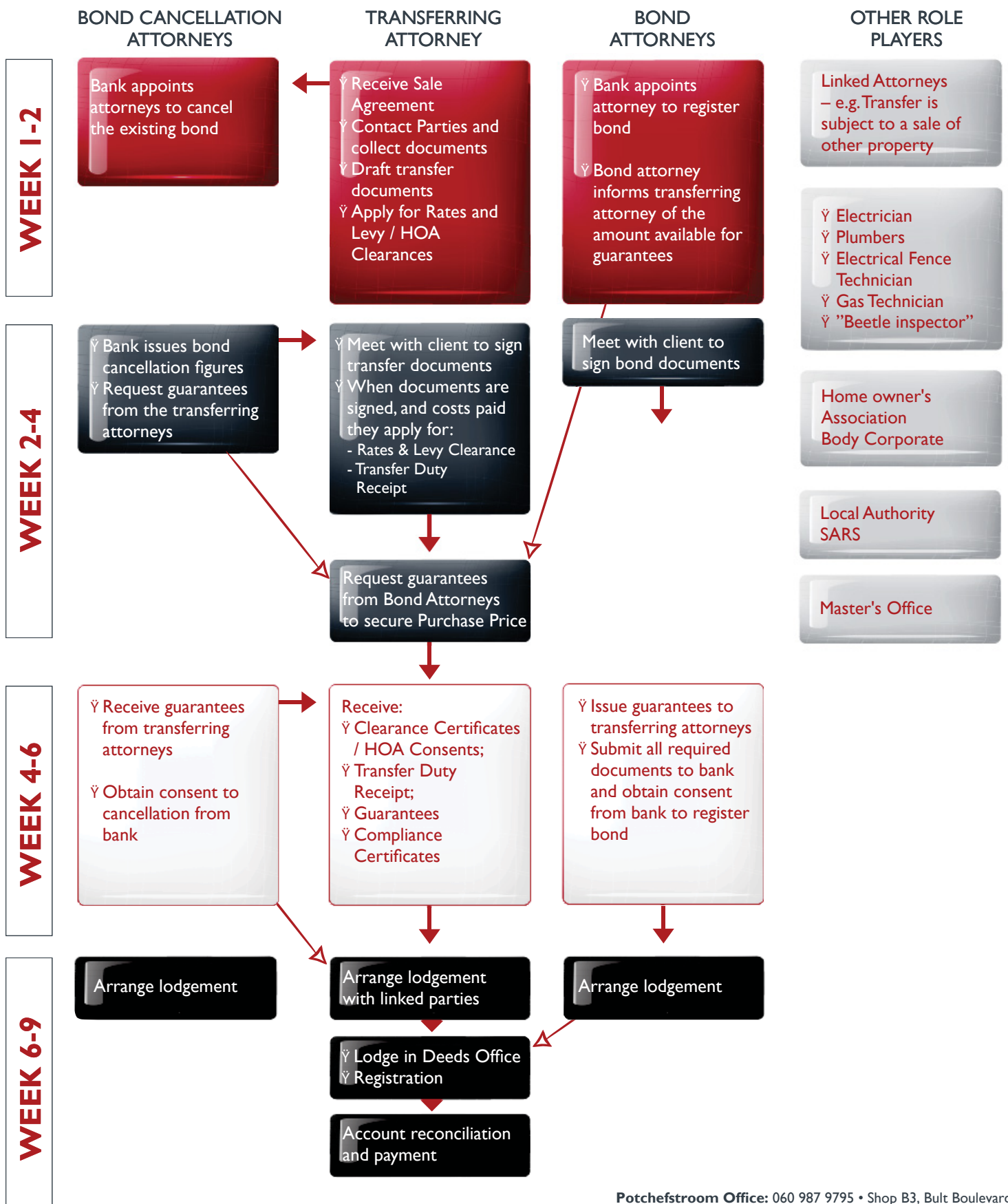
Purchase Price	R	Purchase Price	R
does not exceed R100 000	45,00	exceeds R2 000 000 but not R4 000 000	1 453,00
exceeds R100 000 but not R200 000	101,00	exceeds R4 000 000 but not R6 000 000	2 014,00
exceeds R200 000 but not R300 000	101,00	exceeds R6 000 000 but not R8 000 000	2 943,00
exceeds R300 000 but not R600 000	642,00	exceeds R8 000 000 but not R10 000 000	2 909,00
exceeds R600 000 but not R800 000	800,00	exceeds R10 000 000 but not R15 000 000	3 401,00
exceeds R800 000 but not R1 000 000	1 126,00	exceeds R15 000 000 but not R20 000 000	4 048,00
exceeds R1 000 000 but not R2 000 000	1 293,00	exceeds R20 000 000	4 863,00

Table 1.4 - Deeds Office Fee: Bond

Purchase Price	R	Purchase Price	R
does not exceed R150 000	496,00	exceeds R4 000 000 but not R6 000 000	2 014,00
exceeds R150 000 but not R300 000	496,00	exceeds R6 000 000 but not R8 000 000	2 443,00
exceeds R300 000 but not R600 000	642,00	exceeds R8 000 000 but not R10 000 000	2 909,00
exceeds R600 000 but not R800 000	800,00	exceeds R10 000 000 but not R15 000 000	3 401,00
exceeds R800 000 but not R1 000 000	1 126,00	exceeds R15 000 000 but not R20 000 000	4 048,00
exceeds R1 000 000 but not R2 000 000	1 293,00	exceeds R20 000 000 but not R30 000 000	4 863,00
exceeds R2 000 000 but not R4 000 000	1 453,00	exceeds R30 000 000	8 098,00

**** Disclaimer: The transfer duty and conveyancing tariffs detailed above are quoted from the Minister of Finance regarding the transfer duty rates, as well as the prescribed conveyancing tariffs. Other estimated costs are only a guideline, and may vary in real time.

THE TRANSFER PROCESS



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WE MARKET YOUR PROPERTY IN THE FOLLOWING WAYS:

- We put a “for sale” board outside your property if permitted;
- We advertise your property on the internet and more specifically on www.nea-threepercent.com, Property 24, threepercent.com, Private Property and a host of other websites linked on our website;
- If possible and you agree to it, we will do show days, which are usually very effective;
- We will take prospective buyers to view your property by appointment only. This usually happens after hours. Please be prepared and flexible to accept that in order to sell your house, you will have to open it to strangers to inspect and view it.



Contact our Area Agents

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