



BESPOKE EXECUTOR SERVICES
Customised Fiduciary Solutions

CONTACT:

www.bexs.co.za

admin@bexs.co.za

Sean: 0834146981 - Elna: 0833076317 - Tony: 0835641558

FIXED PROPERTY CONDITION

DECLARATION BY SELLER

Disclaimer

This fixed property condition report concerns the immovable property situated at,

(Physical address):

(Described in the Deeds Office:

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

Seller 1 information

Name

Identity Number

Mobile Number

Home telephone number

Income tax registration number

Seller 2 information

Name

Identity Number

Mobile Number

Home telephone number

Income tax registration number

Seller 3 information

Name

Identity Number

Mobile Number

Home telephone number

Income tax registration number

Definitions

In this form:

"am aware" means to have notice or knowledge of;

while

"defect" means any condition, whether latent or patent, that would or could have a significant deleterious or adverse impact on, or affect, the value of the property, that would or could significantly impair or impact upon the health or safety of any future occupants of the property or that, if not repaired and/or removed and/or replaced, would or could significantly shorten or adversely affect the expected normal lifespan of the property.

"owner" shall mean the seller, and vice versa.

Disclosure of information

The owner of the property discloses the information hereunder in the full knowledge that, even though this is not to be construed as a warranty, prospective purchasers of the property may rely on such information when deciding whether, and on what terms, to purchase the property. The owner hereby authorises the appointed property practitioner marketing the property for sale to provide a copy of this statement, and to disclose any information contained in this statement, to any person in connection with any actual or anticipated sale of the property.

Provision of additional information

The owner represents that to the best of his/her knowledge the responses to the statements in respect of the property contained herein have been accurately noted as "yes", "no" or "not applicable". Should the owner have responded to any of the statements with a "yes", the owner shall be obliged to provide, in the additional information area of this form, a full explanation as to the reason(s) why the response to the statement concerned has been reflected as a "yes".

Statement concerning the condition of the property

Please tick the box that represents the true and accurate answer. If any question is not clear or needs clarification consult the property sales consultant before answering.

Statement	Yes	No	N/A
I am aware of defects to the roof			
I am aware of roof leaks			
I am aware of defects to the electrical system			
I am aware of defects in any part of the plumbing systems including geysers and water carrying pipes			
I am aware of defects in any part of the swimming pool, and the swimming pool waste water pipes comply with the municipal regulations			
I am aware of recent repairs to the swimming pool and or the swimming pool equipment			
The swimming pool automatic and hand held cleaning equipment is in good working order			
I am aware of defects in the heating and/or air conditioning systems, including air filters and humidifiers.			
I am aware of defects in the septic system or other sanitary disposal systems			
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bulges. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pumps.			
I undertake to hand over all keys of whatever nature pertaining to the fixed property			
I am aware of any structural defects in the property.			
I am aware of boundary line disputes, encroachments or encumbrances including a joint driveway.			
I am aware that remodeling or refurbishment has affected the structure of the property			
I am aware that any additions and/or improvements made to and/or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.			
I am aware that a structure on the property has been designated as a historic building			

I am in possession of _____ remote controls and am not aware of any other instruments of this nature that pertain to this property.			
I am in possession of _____ access cards and am not aware of any other access cards which pertain to this property.			
I am aware of broken or cracked wall and/or floor tiles			
I am aware of broken/chipped/cracked wooden and/or laminate flooring			
I am aware of broken/worn/torn/burnt carpeting			
I am aware of doors and/or windows that are not in proper working order			
I am aware of broken or cracked window or cupboard glass			
I am aware of insect/animal infestation			
I have copies of all approved building and/or alteration plans			
The property is subject to a lease agreement			
I am a South African citizen.			
I am aware of building restrictions and/or servitudes registered against the property.			

I have resided in the property for	_____ years	_____ months
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Additional information

Owner's certification

The owner hereby certifies that the information provided in this report is, to the best of the owner's knowledge and belief, true and correct as at the date when the owner signs this report.

Certification by person supplying information

If a person other than the owner of the property provides the required information that person must certify that he/she is duly authorised by the owner to supply the information and that he/she has supplied the correct information on which the owner relied for the purposes of this report and, in addition, that the information contained herein is, to the best of that person's knowledge and belief, true and correct as at the date on which that person signs this report.

Notice regarding advice or inspections

Both the owner as well as potential buyers of the property may wish to obtain professional advice and/or to undertake a professional inspection of the property. Under such circumstances adequate provisions must be contained in any agreement of sale to be concluded between the parties pertaining to the obtaining of any such professional advice and/or the conducting of required inspections and/or the disclosure of defects and/or the making of required warranties.

Buyer's acknowledgement

- The prospective buyer acknowledges that he/she has been informed that professional expertise and/or technical skill and knowledge may be required to detect defects in, and non-compliance aspects concerning, the property.
- The prospective buyer acknowledges receipt of a copy of this statement.

Thus, done and signed at _____ on this _____ day of _____ 20__.

Seller 1

Seller 2

Seller 3

Prospective purchaser 1

Prospective purchaser 2

The property practitioner acknowledges receipt of this declaration on _____ day of
_____ 20 ____.

Property sales practitioner