



**NR NAGEL**

ATTORNEY | CONVEYANCER | NOTARY



# Seller's Expenses

**A Seller will be responsible for the following costs relating to the transfer of his/her immovable property:**

	ESTIMATED COSTS
<ul style="list-style-type: none"><li>▪ Estate Agent Commission</li><li>▪ Bond Cancellation Figures</li><li>▪ Bond Cancellation Costs</li><li>▪ Municipal Rates Clearance Figures &amp; Arrear Water and Electricity Accounts</li><li>▪ Body Corporate or Home Owners Association Levy Clearance Figures</li><li>▪ Levy Clearance Certificate Fee (if applicable)</li><li>▪ Electrical Compliance Certificate (COC), Electric Fence Certificate and Gas Compliance Certificate together with repairs in accordance with regulations</li></ul>	<p>Agreed Amount</p> <p>*</p> <p>**</p> <p>4 Months in advance</p> <p>All arrear amounts</p> <p>2-3 Months in advance</p> <p>R 950.00 – R 1 500.00</p> <p>Quotation by a registered electrician and/or registered gas installer for the COC inspection and repairs (if applicable)</p>

\* These figures will specify the amount that the Financial Institution requires to settle the Seller's existing bond. The amount will include all arrear amounts, projected interest and penalty interest, which amount must be settled in full on date of transfer of the immovable property.

\*\* The Bank will appoint the Bond Cancellation Attorney to attend to the cancellation of the Seller's existing bond in the Deeds Office. The aforementioned attorneys will charge cancellation costs, which will amount to between R4 000.00 and R6 000.00.

## CONTACT US

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