



STANDARD TERMS & CONDITIONS

PREAMBLE

I/We are aware that a Municipal Clearance Certificate is required in order to register a property at the Deeds office.

The Transferring Attorney is authorised to make an application to the Municipality for the required Clearance figures.

The Clearance figures and all other information must be provided to New Ventures in order for New Ventures to conclude the necessary audit, reconciliation, payment, etc, of all the Municipalities Clearance figures/accounts on the conditions set out hereunder:

UNDERTAKING:

I/We irrevocably agree to the following conditions:-

After New Ventures concludes a full audit/reconciliation with the Municipality they must notify the Transferring Attorney/Client of the outcome. Trust Cheques in favour of the Municipality and/or New Ventures will be paid immediately, alternatively, Electronic Transfers to New Ventures. The address hereunder will be used as the domicilium citandi et executandi.

I/We agree to pay **a third (33%)** of the effective savings to New Ventures for their services. I/we further confirm that the above funds are available upon demand.

If there is no saving New Ventures will conclude all the above work FREE OF CHARGE.

CLIENTS DETAILS: SURNAME: _____ :NAME: _____

TEL: _____ FAX: _____ CELL: _____

EMAIL: _____

COUNCIL: _____ SUBURB: _____ STAND _____ PTN _____

PHYSICAL ADDRESS: _____

TYPE OF SALE (Please Circle): SALE IN EXECUTION (SHERRIFF) / LIQUIDATION / SEQUESTRATION / NORMAL TRANSFER / DECEASED ESTATE / OTHER

TRANSFERRING ATTORNEYS: _____

CONTACT: _____ EMAIL: _____

TEL: _____ FAX: _____ CELL: _____

REFERRED BY: _____

DATE

SIGNATURE

5th Floor Livanos Office Towers, 11 Van Riebeeck Ave, Edenvale, 1610, P.O. Box 84, Edenvale, 1610
Tel: 011 453 2365, Fax: 011 453 1005, E-mail: nv@livanosgroup.co.za; website: www.livanosgroup.co.za/nvc
Directors: C Livanos BA Livanos P Livanos (Bach BA,Dip HEBA, Cert HEBA)
New Ventures Consulting & Services (PTY) LTD Reg No 2004/010074/07



AUTHORITY TO ACT

CLEARANCE CERTIFICATES AND OUTSTANDING DEBT

CLIENT: _____

PROPERTY DESCRIPTION: _____

ACCOUNT NUMBER: _____

CUSTOMER CARE CENTRE: _____

The parties are aware that in order to proceed with the transfer, a clearance certificate has to be issued by the Municipality.

NEW VENTURES is hereby authorised to act as agent for the purpose of obtaining Clearance Figures and concluding the remaining Outstanding Debt from the Municipality.

PARTICULARS OF THE AGENT:

Name of responsible person: COSTA LIVANOS
Telephone number: 011 453 2365
Facsimile number: 011 453 1005
E-mail address: nv15@livanosgroup.co.za

The agent is authorised to obtain full detail of accounts and other relevant information from _____ Municipality.

The agent is authorised to debate the Clearance Figures with the Municipality in order to determine which of amounts have to be paid in terms of the provisions of section 118 of the Local Government: Municipal Systems Act, 2000.

Yes / No

The agent is authorised to debate the Outstanding Debt with the Municipality in order to determine which of amounts have to be paid.

Yes / No

(Authority to act in this regard can only be obtained from the owner.)

SIGNATURE

DATE

CAPACITY
e.g. owner /seller / bona fide purchaser

<p>PLEASE ATTACH THE FOLLOWING DOCUMENTS:-</p> <ol style="list-style-type: none">1. Copy of ID.2. Proof of capacity.3. Proof of authority where applicable.
--

CLIENT CONFIRMATION OF FUNDS

ATTENTION: MANAGEMENT - NEW VENTURES,

I _____ with ID No. _____
hereby confirm and guarantee that I have sufficient funds or made provisions to IMMEDIATELY,
pay the Municipalities Revised amounts to New Ventures as well as your Fees. I further
understand that I will not cause a delay in payment once you have provided me with the revised
figures and fees. I undertake to honour my obligations to your firm.

Signed at _____ on the _____ day of _____ .

Client Signature