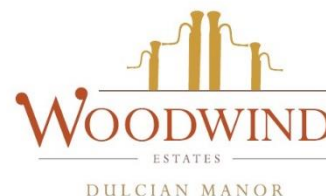


# DULCIAN MANOR



## SUMMARY OF ESTIMATED COSTS AND KEY INFORMATION REGARDING YOUR PURCHASE

<b>BEFORE REGISTRATION</b>			
<b>ONCE OFF</b>	<b>PAYMENT TO</b>	<b>AMOUNT / PERCENTAGE</b>	<b>AGREEMENT OF SALE</b>
1. Deposit 1: Securing Deposit	Pay Lawyer	R5 000 (pay within 3 days)	Clause 2.13.1 and 3.1
2. Deposit 2: Voluntary Deposit	Pay Lawyer	Clients' own discretion	Clause 2.13.2 and 3.2
3. Deposit 3: Bond Shortfall	Pay Lawyer	Determined by bank (if applicable)	Clause 2.13.3, 3.3, 3.4 and 3.5
4. Bank Initiation Fee	Pay Bank	Approximately R6 000 (or as stipulated by the Bank)	Clause 8.3
5. Bond Registration Cost (If Raudev Homeloans)	Pay Lawyer	No Fee - If ABSA, STB, FNB, Nedbank or SAHL	
6. Contribution to Body Corporate Start-up fund	Pay Lawyer	R500 (from Deposit 1)	Clause 8.4.1
7. Insurance Certificate	Pay Lawyer	R650 (from Deposit 1)	Clause 8.3.3
<b>MONTHLY</b>			
1. Occupation Rent	Pay Raudev	0.8% of Purchase Price Compulsory from official date of occupation until registration - monthly in advance	Clause 2.17 and 12.3
2. Cold Water Usage - Prepaid	Owner	Based on Actual Use per Unit	
3. Electricity Usage – Prepaid	Owner	Based on Actual Use per Unit	
4. Body Corporate Levy	Pay Raudev	As per Budget Schedule Pro Rata <i>estimated</i> between: <b>Type A – R797 per month</b> <b>Type B – R769 per month</b> *escalates annually	Clause 12.3.2

<b>AFTER REGISTRATION</b>			
<b>ONCE OFF</b>	<b>PAYMENT TO</b>	<b>AMOUNT / PERCENTAGE</b>	<b>AGREEMENT OF SALE</b>
1. Water & Electricity Deposit	Not applicable	Not applicable	
2. Municipal Account (Consultant charges)	Pay Lawyer	No more than R900 (from Deposit 1)	Clause 8.4.2
<b>MONTHLY</b>	<b>PAYMENT TO</b>	<b>AMOUNT / PERCENTAGE</b>	<b>AGREEMENT OF SALE</b>
1. Bond Repayment	Owner Pay Bank	Amount Determined by Bank	
2. Levy	Owner Pay Body Corp	As per Budget Schedule Pro Rata <i>estimated</i> between: <b>Type A – R797 per month</b> <b>Type B – R769 per month</b> *escalates annually	
3. Communal Water	Owner Pay Body Corp	As per Budget Schedule Pro Rata	
4. Communal Electricity	Owner Pay Body Corp	As per Budget Schedule Pro Rata	
5. Actual Water Usage - Prepaid	Owner Pay Self	Based on Actual Use per Unit	
6. Actual Electricity - Prepaid	Owner Pay Self	Based on Actual Use per Unit	
7. Rates & Taxes	Owner Pay Council	Determined by Council	

**I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ESTIMATED SUMMARY OF THE EXPENSES GIVEN ABOVE**

**Signature Purchaser 1:** \_\_\_\_\_ **Signature Purchaser 2:** \_\_\_\_\_