



Sales Mandate

To: Property Maverick (Leyastax (PTY) Ltd), hereafter referred to as the AGENCY and the AGENT:.....

1. I, the SELLER (which shall include all the lawful owners), hereby grant you the Sole and Exclusive mandate and right to market and find a purchaser for the property, on the terms and conditions set out in the document, along with such further agreement, as may be reduced to writing and signed by both parties.
2. The PROPERTY is the following immovable property Described as ERF NO:
knows as:
Owned by:&.....
3. The price at which the PROPERTY shall be marketed at initially, shall be **R** (VAT inclusive, if applicable) This price may be adjusted to R, should the PROPERTY not be sold by 1 months after the signed 6/9/12 month SOLE and EXCLUSIVE mandate. **Start Date.....end date**
4. The AGENCY shall be entitled to a property brokerage commission equal to **7 %** (excluding VAT) on the PURCHASER PRICE (including VAT); which brokerage commission shall vest on the acceptance of the offer to purchase. The SELLER irrevocably instructs the Conveyancer to pay this commission to the AGENCY on the registration of transfer of the PROPERTY, as a first draw against the proceeds of the sale.
5. As the lawful seller of this property, I hereby undertake: not to sell or let the PROPERTY either personally or through any other agency or agent during this period of this exclusive sole authority and mandate.
6. I hereby specifically acknowledge that I have been made aware: Of my rights in terms of the Consumer Protection Act 68 of 2008 to terminate this sole and exclusive mandate and authority for any reason whatsoever on 30 (thirty) business days' notice in writing to the AGENCY. I am aware that should I exercise this right, that I agree and acknowledge that an amount equal to 20% of the brokerage fee as calculated at the percentage agreed to above on the amount mentioned, shall immediately become due and payable by me for the reasonable expenses, marketing, expenses and associate's professional services; incurred by the AGENCY or the AGENT, on my behalf.
7. As the Seller, I can confirm that I shall notify the AGENCY in writing, giving 30 (thirty) business days' notice, to either renew this Sole and Exclusive mandate and authority for a further fixed period on the same terms and conditions as stated herein, or, to cancel this SOLE and Exclusive mandate upon expiry hereof. Failure to notify the agent will result in automatic extension of the mandate for 6 months..

Owner 1:ID Number:.....Signature 1:

Owner 2:ID Number:.....Signature 2:

Date:Agent Name:.....Agent Signature:.....

