









Cost of Transfer Process:








PAYABLE BY THE PURCHASER

	TRANSFER COSTS	Calculated according to a sliding scale based on the purchase price, as per the guidelines set by the Law Society. Table of costs are available on our website at www.gsmlaw.co.za .
	BOND COSTS	Payable where a bond has been applied for at the bank to secure either the full purchase price, or the balance of the purchase price due. Bond costs are calculated according to a sliding scale based on the value of the bond to be registered, as per the guidelines set by the Law Society. An Initiation Fee, as stipulated by the relevant bank, and clearly stipulated in the Letter of Acceptance, is also payable to the bank.
	TRANSFER DUTY (TD)	Payable to SARS – TD will only be applicable where the purchase price or the value of the property (whichever is the greater), is in excess of R900 000. TD is calculated according to a sliding scale as per the guidelines provided by SARS on the relevant purchase price and required to obtain the Transfer Duty Receipt from SARS. No TD is payable when the seller is VAT registered and the sale is part of the seller's Vatable portfolio. In these instances, the Purchase Price will either be VAT inclusive or VAT will be added to the Purchase Price depending on the wording of the Offer to Purchase, when relevant.
	OCCUPATIONAL RENTAL	Payable when the purchaser takes occupation of the property, prior to registration. Amount due will be as per the signed Offer to Purchase signed by all parties, and payable in advance. Any pro-rata refunds due to the purchaser on occupational rental paid, if applicable, will be refunded after transfer of the property has taken place.
	LEVIES	Cost of obtaining a Levy Clearance consent for transfer in the case of Sectional Title Transfer. The pro-rata portion payable by the purchaser from date of registration of the property into his name, will be collected as part of the monthly levies account payable to the Body Corporate. Special Levies – It will be stipulated in the Offer to Purchase, should any special levies be due/ payable on a Sectional Title Transfer. The Body Corporate will calculate the pro-rata payment of special levies to be paid by the Seller and Purchaser prior to registration of the transfer.
	OTHER	Cost of obtaining the Rates Clearance Certificate from Council. Cost of obtaining a Home Owners' Association consent for transfer, when applicable (this will be clearly stipulated in the registered Title Deed where a Home Owners Association is applicable).



Cost of Transfer Process:

PAYABLE BY THE SELLER

	AGENT'S COMMISSION	<p>Payable from the proceeds of the sale on date of transfer, as per the agreed commission structure of the Offer to Purchase, signed by all parties. It is important to note that the commission payable, could either be VAT inclusive or VAT exclusive, which should be clearly stipulated in the Offer to Purchase.</p>
	COMPLIANCE CERTIFICATES	<p>Electrical, Beetle, Plumbing, Gas, Electric Fence & compliance certificates to be provided by the seller, whichever is applicable. All additional work or repairs that need to be completed for the issuing of the Compliance Certificates, will be for the Sellers own account.</p>
	CANCELLATION OF BOND	<p>90 Day Penalty Interest – Always ensure that the bank is provided with notice of your intention to cancel the bond, when you are in the process of selling your property. As 90 Day Penalty Interest will be added to the cancellation figures issued by the bank. The 90 Day Penalty Interest is calculated from the day the bank is informed of the cancellation, at the current bond interest rate for a period of 90 days, on the total outstanding settlement amount, inclusive of an extra month's installment and any annual Insurance or Assurance that is due within this period. Should your bond be cancelled prior to the 90 days period expiring, the pro-rata penalty interest will be calculated on the remaining number of days still applicable on the 90-day penalty period.</p>
	BOND CANCELLATION FEE	<p>The cancellation of any existing bonds registered over the property being sold, can only be attended to by an Attorney Firm appointed by, and representing the Bank. The cancellation fee is applicable even if the bond has been fully paid up.</p>
	RATES & SERVICES	<p>Payable to the Municipality and based on the current outstanding amount inclusive of all arrears. Provision is also made for 4-month advance payments (when payable to the City of Cape Town), on all applicable services. Any credit due to the seller once transfer has taken place, will be refunded to the seller by the Municipality. Rates figures are payable in order for the Council to provide the transferring attorneys with the Rates Clearance Certificate over the property, in order to lodge & register at the Deeds Office.</p>
	LEVIES & SPECIAL LEVIES	<p>Special Levies – It will be stipulated in the Offer to Purchase, should any special levies be due/payable on a Sectional Title Transfer. The Body Corporate will calculate the pro-rata payment of special levies to be paid by the Seller and Purchaser prior to registration of the transfer.</p>
	OTHER	<p>Any repairs contained in the Deed of Sale, will need to take place prior to the registration of the Transfer. Lost Title Deeds – should the original Title Deed on the property be misplaced on un-bonded properties, an application for a Certified Copy of the Title Deed must be applied for at the Deeds Office.</p>