



GOLDEN TIGER REALTORS

You say Sell! we say Sold!!

SOLE MANDATE | Listing Form

WEB	☐ Property 24	☐ Private Property	☐ Gumtree	☐ IOL	☐ Golden Tiger Realtors	☐ Other																																																
SELLERS DETAILS	Company: _____ Reg No: _____ Name & Surname: _____ ID No. _____ Spouse Name & Surname: _____ ID No. _____ Cell No. _____ Email: _____ Postal Address: _____ Street Address: _____																																																					
PROPERTY DETAILS	Selling Price: R _____ Prop. Zoned: _____ Property Type: _____ Municipal Value: R _____ City: _____ Suburb: _____ Erf No: _____ Levy: (pm) _____ Rates/Taxes: (pm) _____ Portion No. _____ Street No. _____ Street Name: _____ Beds: _____ Bathrooms: _____ En-suites: _____ Dining: _____ Garages: _____ Lounges: _____ Covered Parking: _____ Storeys: _____ Floor area: _____ Land area: _____ Dev. Name: _____ H.O.A _____ Contact No. _____																																																					
FEATURES	<table><tr><td>☐ Access Gate</td><td>☐ Entrance Hall</td><td>☐ Alarm</td><td>☐ Borehole</td></tr><tr><td>☐ Family/TV Room</td><td>☐ Built in cupboards</td><td>☐ Club house</td><td>☐ Garden Cottage</td></tr><tr><td>☐ Built in braai</td><td>☐ Electric Fencing</td><td>☐ Guest Toilet</td><td>☐ CCTV</td></tr><tr><td>☐ Fence</td><td>☐ Kitchen</td><td>☐ Central Heating</td><td>☐ Garden</td></tr><tr><td>☐ Lapa</td><td>☐ Fireplace</td><td>☐ Golf Course</td><td>☐ Laundry</td></tr><tr><td>☐ Furnished</td><td>☐ Jetty Berth</td><td>☐ Pantry</td><td>☐ Gym</td></tr><tr><td>☐ Paving</td><td>☐ Patio</td><td>☐ Intercom</td><td>☐ Pets Allowed</td></tr><tr><td>☐ Reception</td><td>☐ Irrigation system</td><td>☐ Pool</td><td>☐ Scullery</td></tr><tr><td>☐ Satellite</td><td>☐ Scenic View</td><td>☐ Staff Quarters</td><td>☐ Spa Bath</td></tr><tr><td>☐ Sea view</td><td>☐ Storage</td><td>☐ Squash Courts</td><td>☐ Security Post</td></tr><tr><td>☐ Study</td><td>☐ Walk-in Cupboard</td><td>☐ Balcony</td><td>☐ 24 Hr Security</td></tr><tr><td>☐ Wheelchair Friendly</td><td>☐ Deck</td><td>☐ Air Conditioning</td><td>☐ Open Parking</td></tr></table>						☐ Access Gate	☐ Entrance Hall	☐ Alarm	☐ Borehole	☐ Family/TV Room	☐ Built in cupboards	☐ Club house	☐ Garden Cottage	☐ Built in braai	☐ Electric Fencing	☐ Guest Toilet	☐ CCTV	☐ Fence	☐ Kitchen	☐ Central Heating	☐ Garden	☐ Lapa	☐ Fireplace	☐ Golf Course	☐ Laundry	☐ Furnished	☐ Jetty Berth	☐ Pantry	☐ Gym	☐ Paving	☐ Patio	☐ Intercom	☐ Pets Allowed	☐ Reception	☐ Irrigation system	☐ Pool	☐ Scullery	☐ Satellite	☐ Scenic View	☐ Staff Quarters	☐ Spa Bath	☐ Sea view	☐ Storage	☐ Squash Courts	☐ Security Post	☐ Study	☐ Walk-in Cupboard	☐ Balcony	☐ 24 Hr Security	☐ Wheelchair Friendly	☐ Deck	☐ Air Conditioning	☐ Open Parking
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FLAT	Lounge: _____ Kitchen: _____ Bedrooms: _____ Bathroom: _____ Tenant Details: _____ Tel no. _____ Cell No. _____ Lease expires: _____ Access: <u>Yes / No</u>																																																					
SECTIONAL TITLE	Sectional Plan No. _____ Unit No. _____ Section Size: _____ Garage No. _____ Parking Bay No. _____ Additional Excl Use Areas: _____ Body Corporate: _____ Contact Person: _____ Managing Agency: _____ Tel. No. _____ Email: _____																																																					
PROPERTY DESCRIPTION																																																						
AGENT	Agent: _____ Subsidiary: _____ Mandate Expiry: _____ Listing Date: _____																																																					



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SELLER (S) NAME: _____
PROPERTY: _____

The Seller confirms that whichever of the following items are to be included in the sale are all in proper working order and that the seller is not aware of any specific latent or patent defects in any of them which he/she has failed to disclose to the Estate Agency. The Seller must disclose defects with a cross in the appropriate blocks. The Seller authorizes the Estate Agency to disclose these defects to any potential buyer.

- | | | | |
|--|---|---|---|
| ☐ Stove | ☐ Alarm System | ☐ Geyser/s | ☐ Ceiling Fans |
| ☐ Eye-level Oven & Hob | ☐ Air Conditioner | ☐ Swimming Pool Pump | ☐ Garage Doors & Motor/s |
| ☐ Borehole Pump & Motor | ☐ Sprinkler System | ☐ Underfloor Heating | ☐ Security Lights |
| ☐ Security Gates | ☐ Door Bells | | |

The Seller further confirms on the same terms that there are no latent defects in any of the following items unless likewise disclosed by placing a cross in the relevant blocks:

- | | | | |
|--|---------------------------------------|---|---|
| ☐ Gutters | ☐ Other Leaks | ☐ Swimming Pool Leaks | ☐ Walls (hidden cracks) |
| ☐ Clay / Ground subsidence | ☐ Water Drains | ☐ Dampness in walls / floors | ☐ Insect Damage |
| ☐ Roof / Wall / Floor Tiles | ☐ Roof Leaks | ☐ Windows | ☐ Water & Sewerage Pipes |

The Seller specifically records the nature of the defects as follows and records other defects not mentioned.

The Seller also hereby discloses any other restrictions / defects or other facts of which the Buyer should be made aware of which might affect the value of the property such as servitudes, extensions without proper plans being passed, clay soil, electrical compliance certificates etc.

The Seller/s hereby confirm that the agent has offered them a home inspection by Inspect-A-Home. The home inspection is for the Seller/s cost. The Seller/s accept / decline the home inspection offer.

Seller(s) Signature

Date

Penalty Clauses: In terms of the Conventional Penalties Act 15 of 1962, the Property Practitioner is entitled to a minimum of 10% of the commission and all administration costs incurred by Golden Tiger Realtors, should the seller find a buyer or if he/she is in breach of the mandate or cancels the mandate prematurely without a valid reason



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I / We _____ (the Sellers) authorize
_____ Trading as Golden Tiger Realtors _____ (The Agent) to list, advertise and
market for sale my / our property
being: _____
(the Property) in accordance with the follow instructions:

1. This is a **Sole Mandate** to the Agent of **Golden Tiger Realtors**.
2. My / our asking / marketing price is R _____ (_____) or
such other amount as I / we may decide in consultation with the Agent from time to time.
3. Should I / we accept an offer to purchase the property (submitted by a Purchaser introduced to me / us / the Property by
the Agent) on terms and conditions acceptable to me /us, I / we acknowledge that the Agent will be entitled to
commission calculated at _____ % (plus VAT) of the purchase price or such other rate or amount as I /
we and the Agent may agree upon at the point of sale.
4. I / we instruct the Agent to list my / our property on the Golden Tiger Realtors local and national web sites and in
addition, and in order to ensure maximum and consistent exposure of the property, I / we grant Golden Tiger Realtors
exclusivity in listing the property on the following Property Portals as initialised by me / us:-
Property 24 ☐ Initial _____ Private Property ☐ Initial _____
5. The property will be sold VOETSTOOTS (as is) but I / we are aware of the following defects as mentioned in the attached
Disclosure Form.
6. POPIA
 - Golden Tiger Realtors is required to collect the personal information of the seller herein to give effect to any of its
obligations that flow from this mandate. The collection, processing, usage and storage of personal information herein
collected is in compliance with the provisions contained in POPIA 4 of 2013. The seller agrees that their information
supplied may be processed by Golden Tiger Realtors and shared with the professionals involved including but not
limited to conveyancing attorneys, bond cancellation attorneys, banks and council.
 - Golden Tiger Realtors complies with the provisions set out in the POPIA 4 of 2013 and treats client personal information
contained in this document confidentially.
 - Golden Tiger Realtors will, after this mandate has been fulfilled, expires, or is cancelled for whatsoever reason, only use
the seller's information for communication and marketing purposes between Golden Tiger Realtors and the Seller.
 - Further information regarding Golden Tiger Realtors' privacy policy can be obtained by contacting Golden Tiger Realtors
on www.goldentierrealtor.com.
7. Non-Solicitation of Employees
The client agrees that, at all times, the client will not, directly or indirectly, whether individually or as an officer, director,
employee, consultant, partner, shareholder, individual proprietor, joint venture, investor, lender, consultant or any other
capacity whatsoever: solicit, divert hire, retain (including as a consultant) or encourage an employee to leave the
employment or contract period of Golden Tiger Realtors and its affiliate companies and any employee or contractor of
Golden Tiger Realtors, or hire or retain (including as a consultant) any former employee or contractor of Golden Tiger
Realtors who has left the employment or contract period of Golden Tiger Realtors within twenty four (24) months prior
to such hiring or retention. Client agrees and acknowledges that its non-solicitation obligations hereunder are essential
to the protection of Golden Tiger Realtors business.

Signed by the Seller at _____ on this _____ day of _____ 20 _____

The Seller (s) Signature

Agent: Golden Tiger Realtors _____
Name Signature Date :

Principal: Golden Tiger Realtors _____
Name Signature Date :