

Dear Agent / Homeowner,

As you will be aware, transfer may not proceed without the issuing of a Levy Clearance Certificate and the processes outlined below are designed to ensure your certificate is processed speedily.

Please refer to the following Rules under the "Agent Portal" tab on our website in ALL instances:

1. Brackenridge Estate Homeowners Association Rules and Procedures October 2021
2. Brackenridge Estate House Rules Short & long terms tenants October 2021
3. Brackenridge Estate House Rules October 2021

On completion of your sale, please submit whichever declaration form/s below apply to johann@seavalley.co.za and our General Manager at manager@brackenridge.co.za in order that a levy clearance certificate may be processed.

DECLARATION BY PURCHASER

The Purchaser hereby declares that they have been referred to the relevant Rules & Regulations governing the Brackenridge Estate, (available at www.brackenridge.co.za) by the agent / attorney, and by signature hereto undertake to be bound by same.

Signed _____ Date _____

Stand Number _____ Street Address _____

DECLARATION BY ESTATE AGENCY

The Agency _____ hereby confirms being registered and in good standing with the Estate Agents Affairs Board and declares that it holds a valid and current Fidelity Fund Certificate.

Number _____

Signed Principal _____ Date _____

Stand Number _____ Street Address _____

DECLARATION BY AGENT – FULL STATUS

The agent hereby confirms being registered as a Full Status Property Practitioner in good standing with the Estate Agents Affairs Board, holding a valid and current Fidelity Fund Certificate. Number _____ and declares having referred the purchaser to the Rules and Regulations governing ownership in Brackenridge who understands and undertakes to be bound by same.

Signed _____ Date _____

Stand Number _____ Street Address _____

DECLARATION BY - INTERN AGENT

In terms of Act 112 of 1976 intern estate agents concluding a sale must act under the supervision of a full status estate agent with no less than two years' experience.

I hold FFC number _____ and was supervised by _____

(Full Status Estate Agent) FFC number _____ and declare having referred the purchaser to the Rules and Regulations governing ownership in Brackenridge, who understands and undertakes to be bound by same.

Signed _____ Date _____

Stand Number _____ Street Address _____

DECLARATION BY BUYER AND SELLER IN THE CASE OF A PRIVATE SALE

The seller declares having advised the purchaser of his / her obligations with respect to the Brackenridge Rules & Regulations and the latter declares having read and understood the Rules and undertakes to abide by same. These are the three Rules applicable at the top of page 1

Signed Seller _____ Date _____

Signed purchaser _____ Date _____

Stand Number _____ Street Address _____

DECLARATION BY AN ATTORNEY SELLING A PROPERTY

Provision is made in the Estate Agents Affairs Act 112 of 1976 for practicing attorneys to act as estate agents, provided they do so in the normal course of their business and from the premises of the firm.

I _____ a registered attorney in good standing with the Law Society of South Africa negotiated and concluded the sale of ERF _____ in Brackenridge and Declare having drawn the attention of the purchaser to the Rules and Regulations governing ownership in Brackenridge, who understands and undertakes to be bound by same. These are inter alia the Rules appearing at the top of page 1

Signed Attorney _____

Date _____

Purchaser _____

Date _____

DECLARATION BY AN AGENT, LANDLORD AND TENANT

The following declaration signed by the Parties is to be lodged with the Brackenridge managing agents johann@seavalley.co.za and the estate manager manager@brackenridge.co.za at the time of entry into the lease and before occupation is given and taken place.

DECLARATION

The agent duly registered with the Estate Agents board and holding valid Fidelity Fund Certificate number _____ acting on behalf of the Landlord, declares having drawn the attention of the tenant to the Rules and Regulations governing Brackenridge as may be viewed at www.brackenridge.co.za and the tenant hereby declares having considered the content thereof and binds himself/ herself thereto for the duration of the lease period.

This declaration applies to leases regardless of the duration and must be attached to the lease.

Signed Landlord _____ Date _____

Signed Tenant _____ Date _____

Stand number _____ Street Address _____
