



SOLE MANDATE

I / We
the undersigned and duly authorised hereto, hereby irrevocably appoint **CAPE WATERFRONT ESTATES** ("C.W.E.") as the sole agents of the property known as:-
.....(hereinafter referred to as "the property") from date of signature, until 24h00 on

I hereby confirm that the selling price of R..... or any subsequent price agreed upon by the Purchaser and myself, is inclusive of brokerage calculated at 7% or R..... I confirm that this fee is binding upon me and is not subject to renegotiation and that VAT is payable on the aforesaid brokerage at the rate of 14%.

I warrant that;

- I / We have the necessary authority to grant this mandate.
 - I / We are bound to accept any offer to purchase by any Purchaser who is willing and legally and financially able to purchase and who desires to conclude a valid and binding contract of purchase and sale in terms of the mandate contained herein.
 - I / We agree to pay C.W.E. brokerage on the price at which the property is sold, if:-
 - the property is, during the currency of the sole mandate sold by you, by me, or by any other person at any price acceptable by me;
- OR
- after expiry of the sole mandate, the property is sold to any person who was introduced to me or the property during the currency hereof, either by you, by me, or by any other person.
 - I / We will not impede C.W.E. in any way from attaining a sale in terms of this mandate.
 - I / We will refer any potential Purchaser or other agent to C.W.E. should they contact me directly.
 - C.W.E. and any potential Purchaser/s shall have access to view the property at all reasonable times.
 - I / We shall disclose to C.W.E. any defects relating to the property of which I / we are aware.
 - C.W.E. shall have the right to affix boards or notices to the property advertising that the property is for sale and once sold, a board or notice advertising that the property has been sold by us.

Signed at this day of 20...

.....
Witness

.....
Owner / Authorised representative

.....
For **CAPE WATERFRONT ESTATES**

Owner / s contact details: Address:

Telephone: (h) (w) (cell) (fax)

43 Victoria Avenue, Hout Bay, 7806, Tel: +27 (021) 790 7644 / 5, Fax: +27 (021) 790 7646

Website: <http://www.capewaterfrntestates.co.za> Email: info@capewaterfrntestates.co.za

Cape Waterfront Estates c.c. Reg. No. CK 94/11478/23

M.A. Mackenzie C.E. Putsmann