

14. **TRANSFER**

14.1 All documents required in connection with the transfer of the property to the **PURCHASERS** shall be prepared and registered by - The costs of and incidental to such transfer shall be paid by the **PURCHASERS** and such costs shall include, inter alia, transfer duty. The **PURCHASERS** shall, upon request by the **SELLER**, sign all documents required to be signed in connection with the transfer, and shall on request from the said Conveyancers furnish them with full payment for the estimated costs of transfer.

Estimated Transfer costs: ZAR..3,100.00..... *G. M.*

14.2 The **SELLER** shall be entitled to withhold transfer to the **PURCHASERS**, or lodgement of the transfer documents, until the purchase price and all other charges due by the **PURCHASERS** are paid or secured to the satisfaction of the **SELLER** in accordance with this Agreement.

15. **ESTATE AGENTS COMMISSION**

The **PURCHASERS** confirm that he was introduced to the property by an estate agent and that there is a commission payable by the **SELLER** but the **PURCHASERS** volunteer agreeing an additional rate of max 2% of above showing purchase price, solely, to be added to the agents commission by the **PURCHASERS**, if applicable .

16. **FIXTURES AND FITTINGS**

Save as varied herein the **SELLER** agrees that all fixtures and fittings of a permanent nature are to be included in the sale of the property to the **PURCHASERS**, all of which the **SELLER** warrants have been paid for and are in working order.

17. **SPECIAL CONDITIONS**

The **PURCHASERS** classified and identified, here (page 1), purchase aforementioned Land & property in shared ownership at a rate, set below:

Phalesa Phakeme Mlotshwa to 49%

Steffen Wolfrum to 51%

Regardless aforesaid the agreed purchase price being paid from foreign funds to South Africa, in total, in addition transfer fees and estate agents' commission, as defined above, in expectation transfer to complete within not more than 90 days from valid, dated sales agreement.

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