



Each Office Independently Owned and Operated
as per Franchise agreement with RE/MAX of
Southern Africa and registered with the PPRA

45 Lakefield Avenue, Lakefield, Benoni, 1500
Office (011) 306 6600 Fax (011) 306 6652
E-mail: info@remax-randgro.co.za
Franchisee: Randgro Investments cc t/a
RE/MAX Randgro
Franchisor: Everybody Wins Real Estate
Franchising (Pty) Ltd
VAT: 4930108784 - CIPC: 1986/005880/23
Principal FFC: 202624009420000
Director: Marika Grové

DECLARATION BY THE SELLER

The declaration hereunder is made in the utmost good faith and the answers provided reflect a true and honest appraisal of the property as I know it.

I / We warrant that no other known material defects to the building or its accessories exist other than those listed below.

Please answer YES or NO - where necessary, please provide details under clause 34.

Owner's (Grantor's) Name: Engela Leonie Fick

Associate Name: Sanet Wessels

Property address: 40 Beacon Road, Hazelpark, Germiston

	YES	NO
1. Are you aware of any electrical faults/problems relating to the electrical installation of fitted accessories?		X
2. Are there any illegal electrical extensions, disconnections or damaged or inoperative fittings or permanent appliances / equipment? Eg. Stove, Extractor, Oven, Air Conditioner, Heaters or Ceiling Fans, or illegal extensions such as light fittings, water feature pumps etc.?		X
3. Are there any faults relating to the geyser eg. Leaks, faulty seal kits, low geyser pressure?		X
4. Are there any faults relating to the drainage installation eg. Blocked drains, sewers, storm water pipes or gutters?		X
5. Are there any problems relating to leaking taps or geysers or ruptured pipes?		X
6. Are there keys for all the doors?	X	
7. How many remote controls are there for gates, garage doors etc?... Number of remotes. X2 X2		
8. Are all security installations in sound working order eg. Alarm, burglar bars and security gates? Alarm - is it leased or owned? Is it connected to an armed response reaction unit? Which company <u>Graphite Lambton</u> Contact No. <u>073 114 4570</u>	X	
9. Is the pool, equipment, piping and pump all in good working order (consider cracks, leaks and general operation of the equipment etc.)?	N/A	
10. Have there been any recent repairs to any of the items specified in 9 above?	N/A	
11. Are there damp problems in any of the buildings eg. Rising or lateral damp		X
12. Are there roof leaks of any kind?		X
13. Are there any cracks, leaks or problems with the baths, basins, toilets, cisterns or showers?		
14. Are there any cracked or broken floor tiles or damage to wood flooring? Hairline crack in one basin		
15. Are there any cracked or broken windows? Lounge 1x small crack not to be replaced.		
16. Are there any structural defects that you are aware of eg. Cracks in walls, floor slab or any settlement of any kind?		X
17. Are there any burns, stains, tears or badly worn areas relating to the fitted carpets?		X
18. Are all built-in cupboards intact?	X	
19. Are all door handles and window catches in working order?	X	

	YES	NO
20. Is there an Ekurhuleni Municipal registered refuse bin at the property? If 'yes' the seller acknowledges that it will remain at the property.	X	
21. Does the physical position of the present boundary fence / walls represent the true boundary of the property?	X	
22. Are there any interdicts, attachments or usufructs on or over the property?		X
23. Are there any building restrictions or registered servitudes on the property?		X
24. Does the building improvements and solid roofed areas (eg. Carports) conform to the registered building plans? <i>Carport not on plans</i>	X	
25. Do you possess copies of the building plans?	X	
26. Settlement of all Municipal rates, levies and service charges will remain the Grantor's responsibility until assumed by the Purchaser in terms of the provisions of the Agreement of Sale.	X	
27. The above Property has / has not been used by the Grantor as part of VAT enterprise as defined in the VAT Act 1991.		X
28. The property is not subjected to a lease. If YES, date of expiry.....		X
29. The seller hereby warrants that he/she is* or is not* a South African Resident as defined in the Income Tax Act and accepts the obligations relating to tax that apply to non-residents.	X	
30. Is the Jacuzzi and pump in good working order?		X
31. Is the gate motor, intercom and irrigation systems all in good working order?	X	
32. Is the garage door and motor in good working order?	X	
33. Are there any special levies payable over and above the normal levies for this townhouse/cluster complex? Amount R.....		X

34. The Property is sold with all the fixtures and fittings, subject to clause 34 below, and especially and including:

Yes

35. The following items are excluded from the sale of the Property:

Pots with plants

36. Do you have a Mortgage Bond?

If YES, with which Bank? _____

YES

NO

X

N.B. SUBMIT NOTICE OF YOUR INTENTION TO CANCEL (3 MONTHS NOTICE REQUIRED TO AVOID PENALTIES).

37. Comment or Qualifications on any of the above:

None

DATED AT Germiston THIS 12 DAY OF August 2026.

E. L. Yich.
SELLER / AUTHORISED REPRESENTATIVE

W. D. Sells.
RE/MAX SALES ASSOCIATE

PURCHASER/S