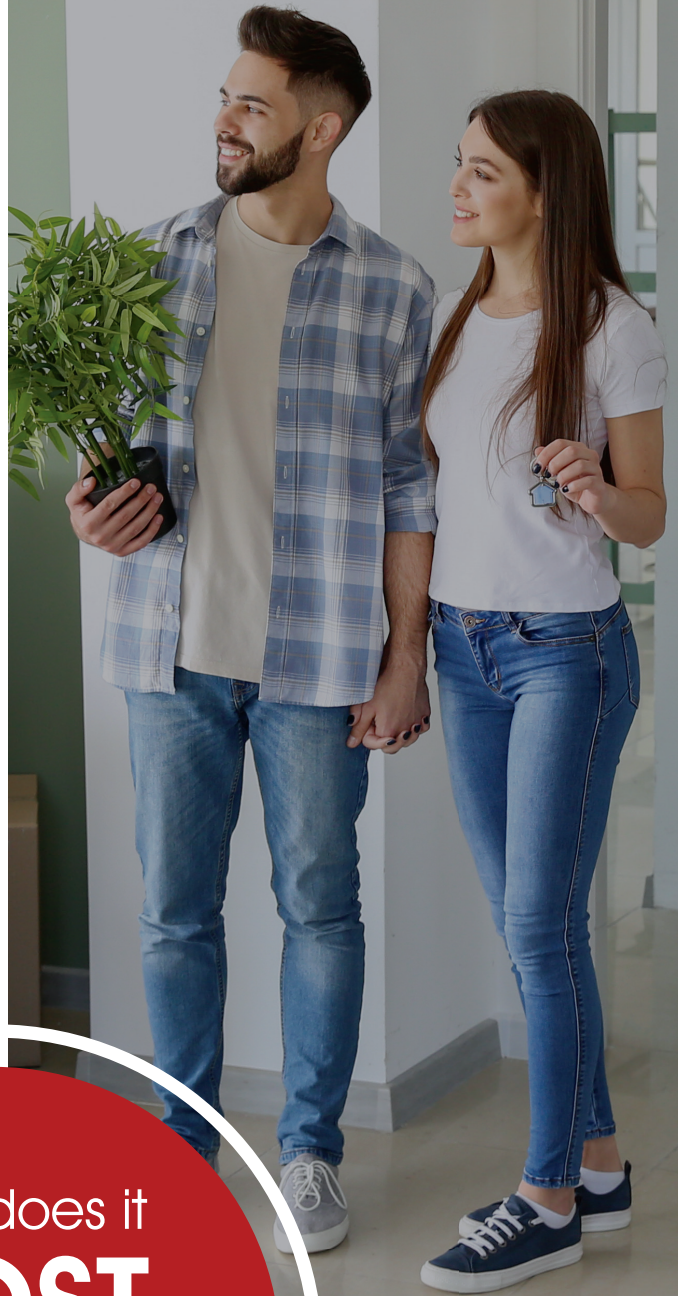


# KLOPPERS|<sup>INC</sup>

Attorneys | Notaries | Conveyancers

What does it  
**COST**  
to sell or buy  
a property?





## What does it **COST**

to sell or buy  
a property?

The decision to purchase or sell a property is one of the most important decisions a person will ever make. We would like to assist you in helping your Purchaser or Seller to know exactly what the cost involved will be:

### **Seller**

#### **Estate Agents' Commission:**

At the rate agreed to in the mandate or sale agreement.

#### **Certificates for:**

- Electrical compliance – approx. R 850,00 plus Repairs
- Entomologist (beetle inspection) – approx. R 650-R 750 plus Treatment & Repairs
- Gas installation (if applicable)
- Electric fence (if applicable)

#### **Fees to Cancel the Existing Bond:**

- For 1 Bond approx. R 4234.24 (incl. disbursement & VAT)
- For 2 Bonds approx. R 4579.24 (incl. disbursements & VAT)
- Along with the discharge/cancellation figures from the bank where the bond is held

#### **Rates and Taxes:**

On the property to date of registration of transfer.

#### **Occupational Interest:**

If applicable and if agreed to, for instance in the event where the Seller remains in occupation of the property subsequent to the date of registration.

#### **FICA Fee:**

This is usually between R 300.00 and R 500.00.

### **Purchaser**

#### **Transfer Duty:**

On the value of the property to SARS, R 0 – R 900,000.00 is exempt from paying, thereafter a sliding scale applies. Have a look at the Quick Cost Guide.

#### **Conveyancing Fees (Transfer Fees):**

This is the fee of the transferring attorneys at the rate of the guidelines as set out by the Law Society.

#### **Bond Registration Cost:**

If the Purchaser is registering a bond to purchase the property at rate of the guidelines set out by the Law Society.

#### **Deeds Office Fees:**

This can vary between R 330.00 to R 2,500.00 depending on the value of the property.

#### **FICA Fees:**

This is usually between R 300.00 and R 500.00

#### **Postage and Petties:**

For telephone calls, postage fees etc.

#### **Occupational Interest:**

If agreed in the agreement of sale and the Purchaser takes occupation prior to registration.

#### **Rates and Taxes:**

The local council issues a rates clearance certificate valid for 60 days and the Purchaser is liable to pay his pro rata share of the rates and taxes calculated from the date of registration to the final date of the rates clearance certificate.