



SOLE AND EXCLUSIVE MANDATE AGREEMENT

ENTERED INTO BY AND BETWEEN:

HARCOURTS CORNERSTONE
(Hereinafter referred to as the "AGENCY")

AND SHERIDAN JANE CALLAN BLEM

Registration number _____
hereinafter represented by the undersigned and duly authorised thereto by resolution being

Name: SJC BLEM ID No. 6712230155081

Name: _____ ID No. _____
(Hereinafter referred to as the "SELLER")

INTRODUCTION:

The SELLER owns his property situated at: ERF 293 KABELTJOU, CINTSA

(Hereinafter referred to as the "PROPERTY")

The SELLER has decided to sell his property and to utilise the services of the AGENCY to the exclusion of all other, to market his property, with a view to finding a buyer for his property who is willing and financially able to purchase the property.

AGREEMENT

- 1. The SELLER hereby appoints the AGENCY and its Sales Associates as the Sole and Exclusive Selling Agents and agrees to not do anything to prevent the AGENCY from fulfilling the mandate to procure a willing and able Purchaser for the property.
- 2. The Property description in the Deeds Office: ERF 293 CINTSA, LOCAL MUNICIPALITY OF GREAT KEI, EASTERN CAPE
- 3. The GROSS Selling Price is: R 495 000.00

(_____)
or such lesser amount to which the SELLER may agree.

- 4. This Sole and Exclusive mandate shall remain in full force and effect from the date of signature hereof, until 31 JULY 2023 (the "Sole Authority" period).
- 5. The SELLER irrevocably undertakes to pay the AGENCY a service fee calculated at 6.5 %, plus VAT of the purchase price payable on any binding sale. This amount shall be deducted off the purchase price and paid to the AGENCY by the SELLER's conveyancers NO LATER than registration of transfer, where after the net balance of the purchase price shall be paid to the SELLER. The SELLER further irrevocably undertakes to pay the AGENCY a service fee calculated at 6.5 %, plus VAT should the AGENCY present an offer which the seller does not accept at a purchase price equal to or higher than the amount stipulated at Clause 3 hereof or the property is sold to any person who was introduced to the property or the seller by the AGENCY.

Registered with the PPRA