



SOLE AND EXCLUSIVE MANDATE

I / WeGloria R Bodhanya.....
(The SELLER/S) of

the property known as ...105 Shifa Manzil, Ocean Terrace, Isipingo Beach,
4133.....(The PROPERTY)

hereby appoints Farpoint Trading 168 Pty Ltd T/A Harcourts Scott Bay (THE AGENT) as the Sole
Agents for procuring the sale of the above-mentioned property.

1. The gross price required and agreed upon by the SELLER is: R...580 000.....
2. The mandate hereby granted, shall commence on signature of this agreement and shall remain in force until 12:00pm midnight on the ... 15/02/2024.....(The Mandate Period)
3. The SELLER agrees to pay a nett service fee of 5% (VAT Excluded).
4. The SELLER undertakes that he/she shall not, during the Mandate period grant to any other Estate Agent the rights granted to the AGENT herein.
5. The SELLER hereby gives consent to the AGENT to place a "For Sale" board on the Property and after the sale to place a "Sold" board on the Property.
6. The AGENT shall during the Mandate Period be authorised to enter and view the Property with prospective clients at all reasonable times by appointment.
7. The SELLER acknowledges that the AGENT, shall not be responsible for the SELLER'S household contents and/or valuables, which shall at all times remain the sole and absolute responsibility of the SELLER, and the SELLER hereby indemnifies the AGENT against any loss or damage caused.
8. The SELLER hereby absolves the AGENT from inspecting the Property for latent and patent defect.
9. The AGENT is not liable for any representations, misrepresentations or warranties made by or on behalf of the SELLER herein in respect of the Property and subsequently relied upon and communicated by the AGENT to a potential buyer.
10. It is understood that the AGENT will bear all costs of their advertising and marketing of the property. In the event of a sale not being concluded, the SELLER shall not be liable for any commission or costs incurred by Harcourts Scott Bay in respect of marketing done.

Signed at Durban this 15 day of 01 2024
(SELLER)

SELLER SIGNATURE

AGENT SIGNATURE

PRINCIPAL SIGNATURE