

COST SCHEDULE

TRANSFER FEES

PURCHASE PRICE	TRANSFER FEES	VAT	D/O FEE	TOTAL	ALL PERSONS	
					TRANSFER DUTY	TOTAL
500 000	12 280	1 842	707	14 829	-	14 829
600 000	13 940	2 091	995	17 026	-	17 026
700 000	15 600	2 340	995	18 935	-	18 935
800 000	17 260	2 589	995	20 844	-	20 844
900 000	18 920	2 838	1 142	22 900	-	22 900
1 000 000	20 580	3 087	1 142	24 809	-	24 809
1 100 000	22 240	3 336	1 283	26 859	3 000	29 859
1 200 000	22 240	3 336	1 283	26 859	6 000	32 859
1 300 000	23 900	3 585	1 283	28 768	9 000	37 768
1 400 000	23 900	3 585	1 283	28 768	12 750	41 518
1 500 000	25 560	3 834	1 283	30 677	18 750	49 427
1 600 000	25 560	3 834	1 283	30 677	24 750	55 427
1 700 000	27 220	4 083	1 283	32 586	30 750	63 336
1 800 000	27 220	4 083	1 283	32 586	36 750	69 336
1 900 000	28 880	4 332	1 283	34 495	42 750	77 245
2 000 000	28 880	4 332	1 283	34 495	50 250	84 745
2 100 000	30 540	4 581	1 778	36 899	58 250	95 149
2 200 000	30 540	4 581	1 778	36 899	66 250	103 149
2 300 000	32 200	4 830	1 778	38 808	74 250	113 058
2 400 000	32 200	4 830	1 778	38 808	82 250	121 058
2 500 000	33 860	5 079	1 778	40 717	91 000	131 717
2 600 000	33 860	5 079	1 778	40 717	102 000	142 717
2 700 000	35 520	5 328	1 778	42 626	113 000	155 626
2 800 000	35 520	5 328	1 778	42 626	124 000	166 626
2 900 000	37 180	5 577	1 778	44 535	135 000	179 535
3 000 000	37 180	5 577	1 778	44 535	146 000	190 535
3 100 000	38 840	5 826	1 778	46 444	157 000	203 444
3 200 000	38 840	5 826	1 778	46 444	168 000	214 444
3 300 000	40 500	6 075	1 778	48 353	179 000	227 353
3 400 000	40 500	6 075	1 778	48 353	190 000	238 353
3 500 000	42 160	6 324	1 778	50 262	201 000	251 262
3 600 000	42 160	6 324	1 778	50 262	212 000	262 262
3 700 000	43 820	6 573	1 778	52 171	223 000	275 171
3 800 000	43 820	6 573	1 778	52 171	234 000	286 171
3 900 000	45 480	6 822	1 778	54 080	245 000	299 080
4 000 000	45 480	6 822	1 778	54 080	256 000	310 080
4 100 000	47 140	7 071	2 157	56 368	267 000	323 368
4 200 000	47 140	7 071	2 157	56 368	278 000	334 368
4 300 000	48 800	7 320	2 157	58 277	289 000	347 277
4 400 000	48 800	7 320	2 157	58 277	300 000	358 277
4 500 000	50 460	7 569	2 157	60 186	311 000	371 186
4 600 000	50 460	7 569	2 157	60 186	322 000	382 186
4 700 000	52 120	7 818	2 157	62 095	333 000	395 095
4 800 000	52 120	7 818	2 157	62 095	344 000	406 095
4 900 000	53 780	8 067	2 157	64 004	355 000	419 004
5 000 000	53 780	8 067	2 157	64 004	366 000	430 004
5 100 000	57 980	8 697	2 157	68 834	377 000	445 834
5 200 000	57 980	8 697	2 157	68 834	388 000	456 834
5 300 000	57 980	8 697	2 157	68 834	399 000	467 834
5 400 000	57 980	8 697	2 157	68 834	410 000	478 834
5 500 000	57 980	8 697	2 157	68 834	421 000	489 834
5 600 000	57 980	8 697	2 157	68 834	432 000	500 834
5 700 000	57 980	8 697	2 157	68 834	443 000	511 834
5 800 000	57 980	8 697	2 157	68 834	454 000	522 834
5 900 000	57 980	8 697	2 157	68 834	465 000	533 834
6 000 000	57 980	8 697	2 157	68 834	476 000	544 834
7 000 000	62 180	9 327	2 568	74 075	586 000	660 075
8 000 000	66 380	9 957	2 568	78 905	696 000	774 905
9 000 000	70 580	10 647	3 002	84 229	806 000	890 229
10 000 000	75 180	11 277	3 002	89 459	916 000	1 005 459

PLEASE NOTE: This quote is an estimate and does not include the following: CERTIFICATE FEES, PROVISION FOR RATES/LEVIES, FICA FEE, ELECTRONIC INSTRUCTION COSTS OR POSTAGES AND PETTIES AND OTHER ANCILLARY COSTS. For a comprehensive quote please do not hesitate to contact us. Da Costa Inc., having reproduced the information herein, cannot accept liability for the accuracy of submissions or inadvertent errors of definition and typesetting. Please note that the tariff is subject to change without notice.

BOND FEES

BOND AMOUNT	CONVEYANCERS FEE	VAT	D/O FEE	TOTAL
500 000	12 280	1 842	707	14 829
600 000	13 940	2 091	707	16 738
700 000	15 600	2 340	995	18 935
800 000	17 260	2 589	995	20 844
900 000	18 920	2 838	1 142	22 900
1 000 000	20 580	3 087	1 142	24 809
1 100 000	22 240	3 336	1 283	26 859
1 200 000	22 240	3 336	1 283	26 859
1 300 000	23 900	3 585	1 283	28 768
1 400 000	23 900	3 585	1 283	28 768
1 500 000	25 560	3 834	1 283	30 677
1 600 000	25 560	3 834	1 283	30 677
1 700 000	27 220	4 083	1 283	32 586
1 800 000	27 220	4 083	1 283	32 586
1 900 000	28 880	4 332	1 283	34 495
2 000 000	28 880	4 332	1 283	34 495
2 100 000	30 540	4 581	1 778	36 899
2 200 000	30 540	4 581	1 778	36 899
2 300 000	32 200	4 830	1 778	38 808
2 400 000	32 200	4 830	1 778	38 808
2 500 000	33 860	5 079	1 778	40 717
2 600 000	33 860	5 079	1 778	40 717
2 700 000	35 520	5 328	1 778	42 626
2 800 000	35 520	5 328	1 778	42 626
2 900 000	37 180	5 577	1 778	44 535
3 000 000	37 180	5 577	1 778	44 535
3 100 000	38 840	5 826	1 778	46 444
3 200 000	38 840	5 826	1 778	46 444
3 300 000	40 500	6 075	1 778	48 353
3 400 000	40 500	6 075	1 778	48 353
3 500 000	42 160	6 324	1 778	50 262
3 600 000	42 160	6 324	1 778	50 262
3 700 000	43 820	6 573	1 778	52 171
3 800 000	43 820	6 573	1 778	52 171
3 900 000	45 480	6 822	1 778	54 080
4 000 000	45 480	6 822	1 778	54 080
4 100 000	47 140	7 071	2 157	56 368
4 200 000	47 140	7 071	2 157	56 368
4 300 000	48 800	7 320	2 157	58 277
4 400 000	48 800	7 320	2 157	58 277
4 500 000	50 460	7 569	2 157	60 186
4 600 000	50 460	7 569	2 157	60 186
4 700 000	52 120	7 818	2 157	62 095
4 800 000	52 120	7 818	2 157	62 095
4 900 000	53 780	8 067	2 157	64 004
5 000 000	53 780	8 067	2 157	64 004
5 100 000	57 980	8 697	2 157	68 834
5 200 000	57 980	8 697	2 157	68 834
5 300 000	57 980	8 697	2 157	68 834
5 400 000	57 980	8 697	2 157	68 834
5 500 000	57 980	8 697	2 157	68 834
5 600 000	57 980	8 697	2 157	68 834
5 700 000	57 980	8 697	2 157	68 834
5 800 000	57 980	8 697	2 157	68 834
5 900 000	57 980	8 697	2 157	68 834
6 000 000	57 980	8 697	2 157	68 834
7 000 000	62 180	9 327	2 568	74 075
8 000 000	66 380	9 957	2 568	78 905
9 000 000	70 580	10 587	3 002	84 169
10 000 000	75 180	11 277	3 002	89 459

THE CONVEYANCING PROCESS

- Property Transfer Process
- Bond Repayment Schedule
- Document Requirements
- Cost Schedule

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PROPERTY TRANSFER PROCESS

- STEP 1** An Agreement of Sale/Offer to Purchase is signed by the Buyer and once same is signed by the Seller it becomes a legally binding contract between the parties with obligations set out therein.
- STEP 2** The Conveyancers receive the Agreement and open their file. They make contact with the parties, send them their requirements, request FICA documents and call for deposits, if applicable.
- STEP 3** Once the bond is approved (if the transaction is subject to finance approval) any other suspensive condition has been met, the Conveyancers draft their transfer documents and apply for rates and levy (if applicable) figures.
- STEP 4** Both the Seller and Buyer sign their transfer documents. If there is a bond to register, the Buyer will be called in to sign the bond documents with the Bond Attorneys.
- STEP 5** The Buyer is requested to pay the transfer costs, which the Conveyancers use in order to pay for the various certificates required for lodgment of the documents in the Deeds Office. The Bond Attorneys will also request payment of their bond costs.
- STEP 6** The Conveyancers obtain the rates clearance certificate and transfer duty receipt. Guarantees are issued by the bond attorneys and are forwarded, via the Conveyancers, to the Cancellation Attorneys so that the consent to cancellation can be signed and the Cancellation Attorneys can prepare for lodgment.
- STEP 7** The Seller provides the Conveyancers with electrical, woodborer certificates. If there are any gas appliances or electric fence installations then conformance certificates will be required.
- STEP 8** Once the Conveyancers have all the required certificates and all their requirements are met the documents are sent to the Lodging Agents to lodge.
- STEP 9** The bond, transfer and cancellation documents are lodged together in the Deeds Office to be examined. This examination process usually takes approximately 7-12 working days.
- STEP 10** The matter registers in the Deeds Office and ownership passes. It is at this stage that the bond is cancelled and the new bond, if any, is registered. Funds are typically released on that day and the Conveyancers release the nett proceeds to the Seller the day after transfer. Full statements of account are provided to both parties for safekeeping.
- STEP 11** The title deeds are microfilmed and released to the Conveyancers 4 – 6 weeks after transfer. If there is a bond registered, the originals are forwarded to the bank, failing which they shall be released to the Purchaser.

BOND REPAYMENT SCHEDULE (INTEREST CALCULATION OVER 20 YEARS)

CAPITAL	INTEREST	REPAYMENT	INTEREST	REPAYMENT	INTEREST	REPAYMENT	INTEREST	REPAYMENT	INTEREST	REPAYMENT
R 500 000	8,00%	R 4 180	8,50%	R 4 340	9,00%	R 4 500	9,50%	R 4 660	10,00%	R 4 825
R 600 000	8,00%	R 5 016	8,50%	R 5 208	9,00%	R 5 400	9,50%	R 5 592	10,00%	R 5 790
R 700 000	8,00%	R 5 852	8,50%	R 6 076	9,00%	R 6 300	9,50%	R 6 524	10,00%	R 6 755
R 800 000	8,00%	R 6 688	8,50%	R 6 944	9,00%	R 7 200	9,50%	R 7 456	10,00%	R 7 720
R 900 000	8,00%	R 7 524	8,50%	R 7 812	9,00%	R 8 100	9,50%	R 8 388	10,00%	R 8 685
R 1 000 000	8,00%	R 8 360	8,50%	R 8 680	9,00%	R 9 000	9,50%	R 9 320	10,00%	R 9 650
R 1 100 000	8,00%	R 9 196	8,50%	R 9 548	9,00%	R 9 900	9,50%	R 10 252	10,00%	R 10 615
R 1 200 000	8,00%	R 10 032	8,50%	R 10 416	9,00%	R 10 800	9,50%	R 11 184	10,00%	R 11 580
R 1 300 000	8,00%	R 10 868	8,50%	R 11 284	9,00%	R 11 700	9,50%	R 12 116	10,00%	R 12 545
R 1 400 000	8,00%	R 11 704	8,50%	R 12 152	9,00%	R 12 600	9,50%	R 13 048	10,00%	R 13 510
R 1 500 000	8,00%	R 12 540	8,50%	R 13 020	9,00%	R 13 500	9,50%	R 13 980	10,00%	R 14 475
R 1 600 000	8,00%	R 13 376	8,50%	R 13 888	9,00%	R 14 400	9,50%	R 14 912	10,00%	R 15 440
R 1 700 000	8,00%	R 14 212	8,50%	R 14 756	9,00%	R 15 300	9,50%	R 15 844	10,00%	R 16 405
R 1 800 000	8,00%	R 15 048	8,50%	R 15 624	9,00%	R 16 200	9,50%	R 16 776	10,00%	R 17 370
R 1 900 000	8,00%	R 15 884	8,50%	R 16 492	9,00%	R 17 100	9,50%	R 17 708	10,00%	R 18 335
R 2 000 000	8,00%	R 16 720	8,50%	R 17 360	9,00%	R 18 000	9,50%	R 18 640	10,00%	R 19 300
R 2 100 000	8,00%	R 17 556	8,50%	R 18 228	9,00%	R 18 900	9,50%	R 19 572	10,00%	R 20 265
R 2 200 000	8,00%	R 18 392	8,50%	R 19 096	9,00%	R 19 800	9,50%	R 20 504	10,00%	R 21 230
R 2 300 000	8,00%	R 19 228	8,50%	R 19 964	9,00%	R 20 700	9,50%	R 21 436	10,00%	R 22 195
R 2 400 000	8,00%	R 20 064	8,50%	R 20 832	9,00%	R 21 600	9,50%	R 22 368	10,00%	R 23 160
R 2 500 000	8,00%	R 20 900	8,50%	R 21 700	9,00%	R 22 500	9,50%	R 23 300	10,00%	R 24 125
R 2 600 000	8,00%	R 21 736	8,50%	R 22 568	9,00%	R 23 400	9,50%	R 24 232	10,00%	R 25 090
R 2 700 000	8,00%	R 22 572	8,50%	R 23 436	9,00%	R 24 300	9,50%	R 25 164	10,00%	R 26 055
R 2 800 000	8,00%	R 23 408	8,50%	R 24 304	9,00%	R 25 200	9,50%	R 26 096	10,00%	R 27 020
R 2 900 000	8,00%	R 24 244	8,50%	R 25 172	9,00%	R 26 100	9,50%	R 27 028	10,00%	R 27 985
R 3 000 000	8,00%	R 25 080	8,50%	R 26 040	9,00%	R 27 000	9,50%	R 27 960	10,00%	R 28 950
R 3 500 000	8,00%	R 29 260	8,50%	R 30 380	9,00%	R 31 500	9,50%	R 32 620	10,00%	R 33 775
R 4 000 000	8,00%	R 33 440	8,50%	R 34 720	9,00%	R 36 000	9,50%	R 37 280	10,00%	R 38 600
R 5 000 000	8,00%	R 41 800	8,50%	R 43 400	9,00%	R 45 000	9,50%	R 46 600	10,00%	R 48 250

NOTE: The instalment amount does not include insurance and other monthly charges AND amounts are rounded off.

PROVISIONAL FICA DOCUMENT REQUIREMENTS

Documents required by both Estate Agents and Conveyancers in a property transaction:

PRIVATE INDIVIDUAL/S

- Identity Document/Passport
- Proof of physical, residential address reflecting your full names (not older than 2 months)
- Income Tax Reference Number (on a SARS issued document, if issued)
- Marriage Certificate (if applicable) AND
- Antenuptial Contract (if applicable)

COMPANY

- Company Registration Documents reflecting the Directors, Registered Address and Auditor's details
- Memorandum and Articles of Association
- Copy of each Directors' Identity Document
- Proof of the registered address of the Company not older than 2 months
- Proof of the physical, residential address of each Director (not older than 2 months)
- Tax reference numbers for Company by way of a SARS issued document
- Resolution by Directors
- Companies selling their major asset are required to register the Resolution with the Registrar of Companies
- Details of Shareholders holding more than 25% (share certificates). We will then have to call for fica for that entity/person or persons
- Details of auditors

CLOSE CORPORATION

- CC Registration Documents i.e. Founding Statement and Certificate of Incorporation (CK1) and Amending Founding Statement (CK2) (if applicable)
- Identity Document of each member
- Proof of the registered address for Close Corporation not older than 2 months
- Proof of the physical, residential address for each member (not older than 2 months)
- Tax reference numbers for Close Corporation by way of a SARS issued document
- Resolution by the Members

TRUST

- Resolution by Trustees, which is to be signed prior to signature of the Agreement
- Trust Deed
- Letters of Authority
- Proof of the registered address of the Trust not older than 2 months
- Identity Document for each Donor, Trustee and Beneficiary
- Proof of the physical, residential address of each Donor, Trustee and Beneficiary (named and unnamed) (not older than 2 months)
- Tax reference numbers for the Trust by way of a SARS issued document

PLEASE NOTE: The conveyancers will require the originals to be presented upon signature of their bond/transfer documents in order for certified copies to be made. Verification of the **source/origin** of funds, in the case of a buyer paying cash for a transaction, will be required.

OTHER COSTS ASSOCIATED WITH TRANSFER

SELLER

- Electrical, Woodborer, Gas (if applicable), Electric Fence (if applicable), Plumbing (if in CT) – certificates of approximately R800 each.
- Agent's commission
- Any outstanding rates/levies (if applicable)
- Bond cancellation fees – approximately R5 000 to bank's attorneys

BUYER

- Online electronic instruction costs and search fee – approximately R580 each
- Municipality certificate fees – range from R170 to R400
- Levy clearance certificate fee (if applicable) – range R800 to R1 200
- Advance rates and levies (if applicable)
- Postages and petties – approximately R800
- Fica fee – approximately R690

Call 032 940 4902 or 031 502 6902

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