



RE/MAX[®]

RANDGRO

Each Office Independently Owned and Operated
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Southern Africa and registered with the PPRA

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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: Elizabeth Verhoeven

Associate Name: Sanet Wessels

Property address: 28 Candlewood street, Van Dyk Park, Boksburg

	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? <i>Geyser recently Replaced.</i>		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.		<i>N/A.</i>
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.....Contact No.....	X	
9. Is the pool, equipment, piping and pump all in good working order (consider cracks, leaks and general operation of the equipment etc.)?		<i>N/A.</i>
10. Have there been any recent repairs to any of the items specified in 9 above?	X	
11. Are there damp problems in any of the buildings eg. Rising or lateral damp <i>In lounge.</i>	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? <i>Bidet not connected</i>		
14. Are there any cracked or broken floor tiles or damage to wood flooring? <i>some tiles lifting</i>	X	
15. Are there any cracked or broken windows? <i>cracked lounge.</i>	X	
16. Are there any structural defects that you are aware of eg. Cracks in walls, floor slab or any settlement of any kind? <i>busy fixing it up.</i>	X	
17. Are there any burns, stains, tears or badly worn areas relating to the fitted carpets? <i>old Carpets.</i>		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 plan</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.	YES	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?		N/A.
31. Is the gate motor, intercom and irrigation systems all in good working order?		N/A.
32. Is the garage door and remote 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:

None

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

Plants in Pots

36. Do you have a Mortgage Bond?

YES

NO

If YES, with which Bank? _____

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:

DATED AT Boksburg THIS 13th DAY OF November 2025.



SELLER / AUTHORISED REPRESENTATIVE



RE/MAX SALES ASSOCIATE

PURCHASER/S