KU:_____

"Umthengisi"

UKUSUKA KU:_____

"Umthengi"

Kwenziwa isivumelwano ngokuthi labo ababhalwe ngenhla bathembisana ukuthengiselana ngokusebenzisa iejensi i-Lucas Real Estate, kuthengiselwana ngesakhiwo esingenakususwa futhi esichazwa ngale ndlela:

ISAKHIWO NGOKUPHELELE

ISIZA (ERF): _____**Ilokishi**_____**cishe engaba: ±** _____**m²**

Esithokala e: _____

_____

(futhi ngokuphathelene nesiza esingenalutho, esiboniswe esithombeni esifakelwe lapha esiphawulwe ngokuthi "Isinezelo A")
Ngokuqhubekayo kubhekiselwa kuso ngokuthi "Isakhiwo"

ISAKHIWO ESIYINGXENYE

Iyunithi efaka phakathi (Ama)Igumbi (Izi)Inombolo: _____ **Ngokwenombolo Yesikimu Sesakhiwo Esiyingxenye S.S.**_____

Kwisikimu esaziwa ngokuthi _____

Esithokala e: _____

"Isikimu" futhi sichazwa ngokwengeziwe lapha ngezansi.

					IZINDAWO EZISETSHENZISWA NGOKUKHETHEKILE		
	Iyunithi	**Igalaji**	**Igumbi Lokuginca Impahla**	**Igumbi Labasebenzi**	**Indawo Yokupaka Enophahla**	**Indawo Yokupaka Evulekile**	**Ingadi / Iyadi**
Umyango / Inombolo Kamazisi							
Inombolo Yesakhiwo Esiyingxenye ngokwepulani Yesakhiwo Esiyingxenye							
± Ukukhokhwa Kwezindleko Zenyanga							
± Izindleko Zenyanga							
Usayizi							

Okuhilela ukusebenzisa Isakhiwo Esihlanganyelwayo nezindawo ezisetshenziswa ngokukhethekile ezithinta lezo zingxenye ngokuvumelana Nepulani Lesakhiwo Esiyingxenye noma Imithetho elawula Isikimu
"**Isakhiwo**"

Umthengi uyavuma ukuthi kunelungelo lokunwetshwa kwesikimu lapho Isakhiwo esifakwa khona, ngokuvumelana Nengxenye 25 yoMthetho 95 Wesakhiwo Esiyingxenye ka 1986. Umthengi futhi uyavuma ukuthi Iejenti Nomthengiso bamchazele ngalelilungelo **(sula uma kungahilelekile**)

1. ISIMO SESAKHIWO

1.1 Umthengisi akanawo umthwalo wemfanelo ngokuphathelene nomonakalo Wesakhiwo, owangaphakathi noma owangaphandle, futhi ngaphezu kwalakho akanawo umthwalo wemfanelo ngokuphathelene nokuma, isimo, indlela yokwakhekha noma izinto ezifakelwe Esakhiweni. Isakhiwo sethengiswa "ngengoba sinjalo" esimweni saso samanje futhi ngokuphathelene nezimo zonke zaso. Umthengi uyavuma ukuthi njengoMthengi ujwayelene ngokugcwele Nesakhiwo futhi uyavuma ukuthi Umthengi akazange aphoqwe ukungenela lesisivumelwano ngobumeli obuqondile noma obangasese i-Lucas Real Estate noma omunye umuntu, noma egameni loMthengisi.

1.2 Isisimemezelo esifakelwe lapho, esiphawulwe ngokuthi "Isenezelo B" futhi esisayinwe Umthengisi, siyingxenye yalokhu kuthengiselana. Kulokhu okuqukethwe yelesisimemezelo akukho okumelwe kubheke njengewaranti noma igaranti yanoma uluphi uhloba eyenziwa Umthengisi. Uma kungenzeka Umthengisi engazimisele noma engakwazi ukunikeza lesisimemezelo, lokho kumelwe kuvezwe kuMthengi. Ngaphandle kwalapho kuvezwe ngenye indlela kuleliphepha lokwaziswa Umthengisi akanawo umthwalo wemfanelo ngokuphathelene nomonakalo wesakhiwo owangaphakathi noma owangaphandle ophakakama ngosuku lokuthengiselana noma ovela kamuva, noma izindleko zokulungisa noma yimuphi umonakala okungenzeka ubhekene noMthengi, isimo esiqondwayo esokuthi Isakhiwo sithengiswa njengoba sinjalo (voetstoots (ás is')). Umthengi futhi uyavuma ukuthi ujwayelene ngokugcwele nencazelo kanye nemiphumela yalakho.

1.3 Noma yiliphi iphutha elikulesisivumelwano ngokuphathelene nencazelo noma isayizi yeSakhiwo ngeke ivimbele lesisivumelwano noma igunyaze othile kwabahilelekile ukuthila isinxephezelo.

1.4 Umthengisi kumelwe nje aphawule kuMthengi indawo yezikhonkwane noma izimpawu zeSakhiwo noma imingcele yaso futhi akhokhele izindleko zokufaka lezizimpawu uma kuyisiza esinganalutho.

1.5 Umthengisi akazi lutho ngezinto ezithile ezakhelwe eSakhiweni ezingekho kumapulani esikhawo abhalisiwe. Umthwalo wemfanelo wokuhlela amapulani agunyaziwe nabhalisiwe abhekene noMthengisi futhi zonke izindleko zokuthola lawo mapulani zizokhokhela uMthengisi. Lapho kuthengiswa iyunithi yesakhiwo esiyingxenye Umthengisi uyavuma ukuthi ukunwetshwa kweyunithi kugunyaziwe Yindikima Emisiwe Namaejenti Aqondisayo futhi konke ukunwetshwa kubhalisiwe Kumcwaningi Jikelele naseMahhovisi Endawo. Uma kungenzeka ukuthi kunokunwetshwa okungabhalisiwe Kumcwaningi Jikelele Umthengisi uzoba nomthwalo wemfanelo wokubhalisa lokho kunwetshwa futhi uzokhokhelo izindleko eziphathelene nakho.

1.6 Umthengi uqinisekisa ukuthi usibhekile isakhiwo ngokugcwele engakasayini lamaphepha, futhi unikezwe isikhathi esanele sokwenza kanjalo futhi Umthengi uyenelekseka ngesakhiwo kabanzi ngokwalakho okuvezwe kulamaphepha.

1.7 Isakhiwo sithengiswa ngokuvumelana nemigomo nemibandela yesakhiwo nezinye izimo okungenzeka ziphakama ngokuphathelene kulendaba. Umthengi uyaqaphela ukuthi iphepha lobunikazi besakhiwo (title deed) lingakwazi ukubekwa njengoba liyiphepha lomphakathi. Uma isayizi noma izilinganiso zesakhiwo zichazwe ngokuyiphutha, incazelo yaso equkethwe yi-title deed yoMthengisi izosebenza futhi uma kunjalo, abahilelekile bayavuma ukuthi lokho kuzolungiswa kulesisivumelwano.

1.8 Uma kungenzeka ukuthi omunye kulabo abahilelekile kulesisithembiso sokuthengiselana efisa ukushintsha okuvunyelenwe ngakho ekuqaleni futhi lokho kungamukelwe, kusho ukuthi isivumelwano sokuqala sizoqhubeka futhi ngeke kuthikameze noma kumise isivumelwano sokuqala.

2. INANI LENTENGO

Intengo ingu-R _____(_____

_____)
(kuhlanganise ne-Vat uma kunjalo) ikhokhelwa ngalendlela:

2.1 Idiphozithi ka R_____(_____

_____) izokhokhwa kungakadluli izinsuku ezingu_____ kuMmeli Odlulisela Impahla woMthengi ("Abameli Abadlulisela Impahla") izogcinwa kwi-trust account efaka inzalo ezozuzisa Umthengi kuze kufike usuku lokudluliselwa kwempahla lapho idiphozithi izokhokhelwa Umthengisi. Abameli Bokudlulisela Impahla bagunyazwe ngokugcwele ukuthi bafaka idiphozithi kwiakhawunti efaka inzalo ezozuzisa Umthengi.

2.2 Ingqikithi engu- R_____(_____

_____) izokhokhelwa Ummeli Odlulisela Impahla woMthengisi ("Abameli Abadlulisela Impahla") ngokuphathelene nokudluliselwa egameni lomunye. Lapho ecelwa Abameli Abadlulisela Impahla, Umthengi kumelwe afake imali eyisibambiso esebenzisa ibhange eligunyaziwe elikhethwa Umthengisi ukuze athole ingxenye yenani esele. Leyo mali eyisibambiso izofakwa Umthengi kungakapheli izinsuku ezingu-14 (ishumi nane) lapho icelwa Abameli Abadlulisela Impahla nganoma yisiphi isikhathi lapho sekufezwe zonke izimo eziphawulwe kulesisivumelwano.

2.3 Umthengi kumelwe anikeze ubufakazi bemali ngendlela eyenelisa Abameli Bokudluliselwa Kwempahla kungakapheli izinsuku ezingu-3 (ezintathu) lapho kusayinwe iphuzu elithinta izimali ezizosetshenziselwa idiphozithi NOMA ukukhokhela inani lentengo ngokuphelele elikulesisivumelwano elingathintwa yingxenye 6.1 noma isigaba 12.1.

2.4 Umthengisi uqinisekisa ukuthi inani lentengo lilingene ukukhokhela ibhondi esasele, Izindleko Zamaejenti, izindleko zentela, ugesi, amanzi nezindleko ezithile ezihilelekile nokunye okuthintekayo okulindelwe Abaphathi Bendawo, Izindikimba Ezimisiwe noma Inhlangano Yabanikazi Bemizi.

2.5 Uma Umthengisi abhalisele intela (VAT), kuyavunwa ukuthi lokhu kuthengiselana kuzofaka phakathi i-VAT hayi i-Transfer Duty futhi inani lentengo lifaka phakathi i-VAT. Umthengisi uzimisele ukukhokha zonke izindleko ze-VAT ku-SARS

3 UKUNGENA ESAKHIWENI

3.1 Lapho uMthengi esekhokhe zonke izimali, esayine wonke amaphepha afanele ebhondi kanye nawo kudluliselwa kwesakhiwo, futhi edluliselwa zonke izibambiso ezilindelekile, futhi efeze zonke izimo, futhi kukhishwe zonke Izitifikethi Zomthetho ngokuvumelana nalesiSithembiso Sokuthengiselana futhi umthengi efeze konke okulindelekile, ilungelo lokungena eSakhiweni lizonikezwa uMthengi ngesikhathi sika-12pm

_____. Uma usuku lokungena esakhiweni lingafani nelokudluliselwa kwesakhiwo egameni lalowo ongena esakhiweni, kuwukuthi Isakhiwo sisabhaliswe egameni lomunye umuntu, lapho kucatshangelwa isikhathi sokungena esakhiweni, uzokhokhela Ummeli Wokudluliselwa Kwesakhiwo intela ka-R _____ ngenyanga ngaphambi kokungena esakhiweni, imali izobalwa ngokwezinsuku ezithintekayo. Umthengi akumelwe asisebenzisela ukuzuza intela ngokuhlalisa abanye abantu ngaphambi kokudliselwa kwesakhiwo egameni lakhe futhi ilungelo loMthengi lokungena esakhiweni lizonqamuka lapho kungenzeka isivumelwano sokuthengiselana simiswa ngandlela thile.

Lapho usuku lokungena esakhiweni lungafani nolokudluliselwa kwesakhiwo egameni lomuntu omusha, ngakho lowo ongena kuso kuwukuthi sisabhaliswe egameni lomunye kumelwe akhokhele izindleko zamanzi nogesi weSakhiwo kusukela ngosuku angena ngalo. Bobabili abahilelekile kumelwe bakhokhe lezizindloeko Kubameli Bokudluliselwa Kwesakhiwo lapho idingeka.

3.2 Umthengi akumelwe enze ushintsho noma yiluphi noma ukwenezela eSakhiweni singakadluliselwa egameni lakhe futhi engatholanga imvume ebhalwe phansi Umthengisi. Uma kungenzeka isivumelwano simiswe, uMthengi kumelwe aphume esakhiweni futhi asibuyisele kuMthengisi esimweni esifana naleso asithola sikuso lapho sinikezwa Umthengisi. Umthengi futhi ngeke acele Umthengisi ukuthi ambuyisele imali yoshintsho olwenziwe eSakhiweni

3.3 Ukungena esakhiweni esinganalutho kungenziwa Umthengi ngokuvunyelwa Umthengisi ngosuku angena ngalo. **(sula uma kungahilelekile)**

3.4 Kuvunyelwana ngokuthi ngeke kufakwe abantu ngenjongo yokuzuza intela futhi uma kungenzeka kumiswe ukuthengiselana noma kuphelelwe isikhathi ngenxa yesizathu esithile, Umthengi kumelwe aphume esakhiweni, ngalesosikhathi noma ngosuku bonke abahilelekile abavumelane ngalo ngokubhala phansi.

4 IZINZUZO NENGOZI

Izinzuzo nengozi ngokuphathelene Nesakhiwo kuzodluliselwa kuMthengi lapho isakhiwe sidluliselwa kuye futhi ngalolosuku uMthengi uzobhekana nomthwalo wezindleko zezindleko, intela noma izinkokhelo ezithinta Isakhiwo. Inani elikhokhwe kusengaphambi kokudluliselwa kwesakhiwo lizoqondiswa ngokwesimo. Umthengisi uzogcina umshwalense Wesakhiwo ongashintshiwe kuze kube yilapho isakhiwo sidluliselwa kuMthengi futhi lapho kufika lolo suku uzoqala ukukhokhela lowo mtshwalense.

5 UKUDLULISELWA KWESAKHIWO

Isakhiwo sizodluliselwa Ummeli Wokudliselwa Kwempahla woMthengi ngomhlaka_____enyangeni ka_____20_____noma ngokushesha ngangokunokwenzeka ngemuva kwalokho, uma nje Umthengi efeze yonke imigomo esengxenyeni 2.1 no 2.2 futhi esayine wonke amaphepha afanele ebhondi kanye nawo kudluliselwa kwesakhiwo futhi ekhokhe zonke izindleko zokudluliselwa kwesakhiwo. Lapho ecelwa Abameli Abadlulisela Impahla Umthengi kumelwe akhokhe leyo mali futhi Umthengisi noMthengi uzosayina womke amaphepha okudluliselwa kwesakhiwo lapho ecelwa Abameli Abadlulisela Impahla. Lapho Abameli Abadlulisela Impahla becela Umthengisi kumelwe akhokhele abameli lezo zimali ezidingekayo ukuze kutholwe isitifikethi sokugunyazwa kwezindleko noma izinkokhelo ukuze isakhiwo sidluliselwe egameni lomunye.

5.2 Umthengisi ugunyaza Ummeli Wokudliselwa Kwempahla ukuba athole lokho okufunwa umasipala, okuhilela noma yisiphi isikweleti sangaphambili futhi okumelwe sikhokhelwe kumasipala ngokuvumelana nengxenye 118(1) ne-118(3) yoMthetho 32 Wenqubo Kamasipala ka 2000. Noma iyimphi imali ekweletwa umasipala izovezwa Ummeli Wokudluliselwa Kwempahla ngokokuhlola izindleko kubaphathi bendawo futhi uma Umthengisi angagunyisi Ummeli Wokudluliselwa Kwempahla ukuze kukhokhelwe leso sikweleti kumasipala emalini yokuthengiswa kwesakhiwo, kuzobhekwa ngokuthi ushalazela isivumelwano njengoMthengisi futhi wenza ngokumelene Nengxenye 16 esebenzayo. Lapho Umthengi emisa ukuthengisa ngenxa yokuhluleka koMthengisi ukulungisa iphutha, Umthengisi ngeke akwazi ukuba nendlela yokulungisa isimo noMthengi emonakalweni okungenzeka wenzekile. Umthengi ngeke abe nelungelo lokubonisana noMthengisi emonakalweni obangelwe ukumiswa kokuthengiselana ngenxa yemigomo yengxenye ethile yomthetho.

6 IMALI YEBHONDI

6.1 Ukuthengiselana kungenzeka kuphela lapho Umthengi ethola imalimboleko kungakadluli usuku luka _____ eliqinisekisa ibhondi yeSakhiwo engu R_____(_____

_____) (noma engaphansana kwalokho eyamukelwa Umthengi) ngokwemigomo nemibandela evamise ukufakwa kwibhondi ngokwebhange. Umthengi uqinisekisa ukuthi akazi lutho okungenzeka luvimbele ibhange ukunikeza uhlelo lwezimali. Lesisimo siyobhekwa njengesifeziwe ngosuku lapho umhlinzeki webhondi ebhala phansi uhlelo lwemalimboleko (ngokoMthetho 34 Wesikweleti ka 2005) ngokuphathelene naleyo malimboleko. Ngale kwalokho uma ibhange lihoxisa imvume yemalimboleko futhi kungabangelwa isenzo, ukuhluleka ukukhokha isikweleti noma ukunganaki koMthengi, ngakho lesisivumelwano sizophelelwa isikhathi.
Uma uhlelo lwemalimboleko lunganikezwa ngosuku oluvezwe ngenhla isikhathi sokuthola imalimboleko lunganezelwa ngezinye izinsuku ezingu-30 (Amashumi amathathu).

6.2 Umthengi uzibophezela ukwenza konke okusemandleni Omthengi ukuvunyelwa ukuboleka imali. Umthengi futhi uyavuma ukunikeza yonke imininingwane kuMhleli Webhondi kungakadluli izinsuku ezingu-7 lapho ecelwa Umhleli Webhondi. Lapho Umthengi ehluleka ukuthola ukuvunyelwa ukuboleka imali ngenxa yephutha noma ukunganaki koMthengi ngakho lesisivumelwano siyoba isibopho kuMthengi ngokombono woMthengisi. Lapho Umthengi ehluleka ukunikeza imininingwane edingekile noKwenza Isicelo Semali esifanele lapho ecelwa, Umthengi uyoba nomthwalo wemfanelo wokukhokha zonke izindleko zeEjenti noma zoMthengisi ezibangelwa ukuhluleka koMthengi ukufeza imigomo ebhekekile.

6.3 Imigomo ka 6.1 ingeyenzuzo yoMthengi okungezeka ahoxise isimo ngokusho ngomlomo noma ngesenzo.

6.4 Imalimboleko aphawulwe lapho izohlelwa umhleli webhondi ezobhaliswa egameni leSakhiwo lapho isakhiwo sidluliselwa egameni lomuntu ongena kuso.

6.5 Ngaphambi kokufeza lesisimo, lapho Umthengi ekhetha okungayamukela inzuzo yalesisimo noma ukwamukela uhlelo lwebhange emalini evezwe eNgxenyeni 6.1 ngakho Umthengi kumelwe anikeze Ummeli Wokudluliselwa Kwempahla woMthengisi isiqinisekiso sasebhange (noma afake imali kwi-Trust Account Yommeli Wokudluliselwa Kwempahla woMthengisi) imali ephelele ngokweNgxenye 6.1 noma imali eyengeziwe lapho kwamukelwe ibhondi engaphansi kwenani ngokweNgxenye 6.1, ngokwesimo okuyiso, kungakapheli izinsuku ezingu-14 noma ukwamukela imali engaphansi yebhondi.

6.6 **Umthengi kumelwe aqaphele ukuthi ngokuvumelana nenqubo yokugcwaliseka kwento, lengxenye izobhekwa njengefezekile lapho umthengi ethikameza ukugcwaliseka kwalengxenye nganoma iyiphi indlela.**

7 ISITIFIKETHI SIKAGESI ESINGOKOMTHETHO

Umthengisi kumelwe anikeze Umthengi, ngokusebenzisa abameli bokudluliselwa kwempahla, Isitifikethi Sikagesi Esiongomthetho esivumelana Nomthetho Kahulumeni No.I 2920 ka 1992 kungakadluli usuku lokudluliselwa kwesikhiwo egameni lomtyengi noma lapho sicelwa abameli bokudluliselwa kwesakhiwo, kuye ngalokho okufika kuqala. Ngokuphathelene nomhlinzeki kagesi ogunyaziwe okhethwe Umthengisi ukuze ahlele isitifikethi futhi adinga ukulungisa noma ukushintsha okuthile ngaphambi kokunikeza isifikethi, Umthengisi uzohlela ukuthi lowomsebenzi wenziwe futhi awukhokhele ngokwakhe. Isifikethi akumelwe sifakwa usuku lwangaphambi kokwamukelwa esingaphezu kwezinyanga ezintathu (3). Uma Ibhange lifuna isitifikethi esisha noma esisebenzayo Umthengisi kumelwe avumelane nalokho futhi akukhokhele njengoMthengisi.

8 ISITIFIKETHI SOKUSUSA IZINAMBUZANE (sula uma kungahilelekile)

Ngaphambi kosuku lokungena esakhiweni Umthengisi, ngokusebenzisa abameli bokudluliselwa kwesakhiwo, uzonikeza Isitifikethi ngokuphathelene neSakhiwo esithengisiwe, esingadluli izinyanga ezintathu (3) kusukela kulolu suku, esivela kwilungu le-South African Pest Control Association ukuze kuhlolwe zonke izingxenye zesakhiwo ezonakaliswa izinambuzane okufaka phakathi ama-hylotrope, bajulus, Anobium Punclalum noma oxypleurus nodieri. Uma izingodo zitholakala zinezinambuzane Umthengisi uzokhokhela ukufuthwa ukuze zibulawe futhi uzoshintsha zonke izingodo okungenzeka zithintekile. Lokho kukhlola ngeke kuhlanganise okokubiyela, izindlu zamapulangwe namashedi ezingodo.

9 ISITIFIKETHI SOKUFAKWA KWE-GAS (Isitifikethi Somthetho)

Uma kufakelwe i-gas eSakhiweni ngakho Umthengisi, ngokusebenzisa imali yakhe njengoMthengisi, uzonikeza uMthengi, Isitifikethi Somthetho esikhishwe umuntu ogunyaziwe njengoba kuchazwe ngaphansi kwe-Pressure Equipment Regulations 2009 ngaphansi kwengxenye 43 ye-Occupational Health and Safety Act 85 of 1993, ukuze wonke amathuluzi e-gas esakhiweni avumelane nezindingansio zompimo nokuphepha. Umthengisi uthembisa ukuthi ngeke ashintshe, afake noma asusa okufakiwe kwe-gas (kufake phakathi amabhodlela e-gas, amavalufu noma iziqondiso) ngemuva kokunikezwa kwesitifikethi. Ngokuphathelene nomuntu omiswe Umthengisi ukuze ahlele isitifikethi futhi adinga ukulungisa noma ukushintsha okuthile ngaphambi kokunikeza isifikethi, Umthengisi uzohlela ukuthi lowomsebenzi wenziwe futhi awukhokhele ngokwakhe.

10 ISITIFIKETHI SOKUBIYELA NGOGESI

Uma kubiyelwe ngogesi eSakhiweni futhi nalapho Isakhiwo esizimele (okuwukuthi, esingekho ngaphasi kwesikimu sesakhiwo esiyingxenye) ngakho Umthengisi, ngaphambi kokubhalisa ukudluliselwa kweSakhiwo kuMthengi uzonikeze uMthengi, ngokusebenzisa abameli abadlulisela impahla, ngeSitifikethi Somthetho esivumelana neZiqondiso Zemishini Kagesi (esikhiswa ngokuvumelana ne-Occupational Health and Safety Act 85 of 1993). Zonke izindleko ezihilelekile lapho kuhlelwa isitifikethi kuhlanganise nomsebenzi wokulungisa owenziwa ngaphambi kokunikeza isitifikethi kuzokwenziwa Umthengisi. Umthengisi uthembisa ukungasusi noma yikuphi okubiyele okusebenzisa ugesi.

11 INHLANGANO YABANIKAZI BEMIZI (sula uma kungahilelekile)

Umthengi uyavuma ukuthi uyakuqaphela ukuthi Inhlangano Yabanikazi Bemizi iqondiso Isakhiwo futhi lapho sibhaliswa uzoba ilungu laleyoNhlangano. Umthengi uyavuma ukuthi uzohambisana nemithetho futhi afeze isiqondiso njengelungu laleyoNhlangano ngesikhathi engumphathi wesakhiwo.

12 UKUTHENGISA ISAKHIWO SOMTHENGI

12.1 Njengesimo salokhu kuthengiselana Umthengi, kungaka fiki usuku luka_____ ngeke a thengise

isakhiwo esitholakala e_____ ngenani elingu R_____ (noma inani elingaphansi kwalelo Umthengi angalivumela). Ukufeza zonke izimo ezihilelekile eziqukethwe Isithembiso sokuthengiselana kulesisakhiwo kungakadluli izinsuku ezingu-45 (Amashumi amanenane) kusukela osukwini lokuthenga nokubhaliswa ngaphansi komthengi ezinyangeni ezintathu kusukela osukwini lokuthenga noma ukufezwa kwezimo ezihilelekile, ngokwalokho okuza kamuva. Umthengisi uyavuma ukuthi Umthengi uzothola imali lapho kuthengisa isakhiqo Somthengi futhi izimo ezisengxenyeni 2.2 sizoqondiswa yelesisigaba. Lapho leyo mali ingekho ngosuku ……. Umthengisi kumelwe ukwazisa Umthengi ngokuvumelana Nengxenye 16. Kulotshwe ukuthi Umthengisi unelungelo ngokombono woMthengisi ukwenezela izikhathi eziphawulwe ngenhla.

12.2 Uma Umthengi esethengisile isakhiwo sakhe esitholaka e _____ ngaphandle kwezimiso futhi efisa ukuthola ingxenye yenzuzo lapho ethengisa ngokwengxenye 2.2 ngakhoke Umthengi kumelwe

anikeze iziqinisekiso kungakadluli izinsuku ezingu-14 (ishuminane) lapho zicelwa Abameli Bokudluliselwa Kwempahla futhi uqinisekisa lapha ukuthi _____

Abameli bayalelwe futhi bamatasa ngokubhalise ukudluliselswa kwesakhiwo soMthengi. Abameli Abadluliselwa Impahla boMthengisi banelungelo lokucela ikhophi lesivumelwano esiphawulwe ngenhla kuMthengisi, i-ejenti yakhe noma Ummeli Wokudluliselwa Kwempahla. . Lapho leyo mali ingekho ngosuku ……. Umthengisi kumelwe ukwazisa Umthengi ngokuvumelana Nengxenye 16.

12.3 Umthengisi unelungelo ngokombono woMthengisi ukwenezela izikhathi eziphawulwe ngenhla.

13 UMGOMO WOKWENZA USHINTSHO

Ngaphambi kokufeza noma yiziphi izimo eziphawulwe kulesisivumelwano, Umthegisi unelungelo lokuqhubeka ekhangisa isakhiwo esiqondisa yelisisivumelwano. Ngaphambi kokufeza izimo eziphawulwe lapho Umthengisi ethola isifiso sokuthenga esibhalwe phansi esingathintwa yizimiso futhi ngokombono wakhe efisa ukusamukela, uMthengisi kumelwe azise uMthengi ngokusebenzisa i-fax, i-email, ngokuthumela ngesandla noma ngokukhulumisana nge-inthaneti ngokwalakho Umthengi anakaho kuhlanganise i-Whatsapp noma i-Facebook Messenger ngesifiso sakhe sokwamukela isithembiso sokuthengiselana. Umthengisi kumelwe anikeze Umthengi ikhophi saleso sibophezelo esibhalwe phansi. Umthengi uzonikezwa **amahora awu-72 (ngaphandle koMgqibelo, iSonto namaholide)** ngemuva kokwamukela isaziso **sokucabangela** ngokubhala phansi inzuzo yezimo ezithintekayo noma ukubonisa ukufezwa kokugcwaliseka kwezimo ezinjalo, ngaleyo ndlela ezibophezela kulezo zimo futhi evuma ukuthi isimo sakhe sezimali sizomvumela ukuthenga Isakhiwo, loko bufakazi kumelwe bulethwe Kummeli Wokudluliselwa Kwempahla obubhalwe phansi. Uma kungenzeka Umthengi ehluleka ukunikeza Umthengisi ubufakazi obubhalwe phansi bokufezwa kwezimo ezithintekayo noma isaziso esibhaliwe kungakadluli amahora angu-72, Umthengisi angakazwa ukumisa isivumelwano ngokubhala isaziso esibhalwe phansi esinikeze Umthengi ngokuphathelene nalokho. Lapho kucatshangelwa izimo ezinjalo labo abahilelekile bayavuma ukuthi ukubhaliswa kuzoqhubeka ngaphandle kwalapho kuvunyelenwe ngenye indlela ebhalwe phansi.

14 OKUFAKELWAYO NOKUXHUNYWAYO

14.1 Isakhiwo sithengiswa kanye nazo zonke izinto ezifakelwe nezixhunyiwe noma eziyingxenye yeSakhiwo; umyango wegalaji osebenza ngogesi nomshini wesango kanye ne-remote control; umshini ohlanza isiziba sokubhukuda, ipayiphi lesiziba sokubhukuda, i-pool pump, i-filter, okokuhlaza amanzi; izinsimbi sokuvimbela ubugebengu nesango lokuvikela; uhaveni owakhelwe; izibani zikagesi namashandeleya; okhaphethi abafakelwe; amakhabhodi afakelwe, oshalufu, izibuko, umshini wokunisela; i-TV aerial, i-satellite dish kanye nalamathuluzi alandelayo okuthengiswa njengoba kunjalo (voetstoots) futhi Umthengisi uqinisekisa ukuthi unelungelo lokuzithengisa :

_____

_____

14.2 Uma kungenzeka Isakhiwo sibe nealamu leyo alamu izothengiswa kanye nesakhiwo ngaphandle kwalaho leyo alamu ingaphansi kwekontileka futhi lapho Umthengi kumelwe aqale ngokuvuma ukuthi uzoqhubekela phambili nenkontileka yealamu kanye nenkampani yealamu futhi uma ehluleka ukukwenza lokho inkampani yealamu izoba negunya lokususa wonke amathuluzi ahlobene nenkontileka yealamu.

14.3 Umthengisi uqinisekisa ukuthi uma kunesiziba sokubhukuda eSakhiweni futhi ipayipi lesiziba sokubhukuda nomshini kusebenza kahle futhi kusesimweni esihle, nokuthi ngokolwazi lwakhe isiba sokubhukuda asivuzi ndawo. Umthengisi unomthwalo wemfanelo wokugcina isiziba sokubhukuda sisesimweni esihle kuze kufike usuke lokubhaliswa kwesakhiwo egameni lomthengi kanye nawo wonke amapayipi akhona, imishini yokuhlanza isiziba sokubhukuda nokubukeka kwesiziba.

14.4 Umthengisi uqinisekisa ukuthi wonke ama-Solar Panel namaGeyser ayingxenye yesakhiwo futhi kufakwe ngokuvumelana nemigomo ye-Occupational Health and Safety Act 85 of 1993 nangokuvumelana ne-Electrical Installations Regulations 1992, futhi kusesimweni esihle sokusebenza, futhi azikho ngaphansi kwesivumelwano sokukhokhelwa zinyanga zonke egameni lenkampani ethile noma ibhizinisi elilindele ukukhokhelwa ngandlela thile. Umthengisi kumelwe anikeze Umthengi Isitifikethi Somthetho esiphathelene nokufakelwa kwe-solar. Zonke izindleko ezihilelekile lapho kuhlelwa isitifikethi kuhlanganise nomsebenzi wokulungisa owenziwa ngaphambi kokunikeza isitifikethi kuzokwenziwa Umthengisi.

14.5 Lapho kususwe izinto ezifakelwe nezixhunyiwe, Umthengisi, kumelwe alungise umonakala obangelwe ukususwa kwalezo zinto ebezifakelwe ngemali yakhe futhi ngaphampi kokubhaliswa kwesakhiwo egameni lomthengi.

15 INKONZO YOKUTHENGISELANA

15.1 Umthengisi kumelwe akhokhele inkonzo yokuthengiselana okubalwa ngo- **7.5%** enanini Lokuthenga, kuhlanganise i- **14% VAT ;** futhi lelo nani lenkonzo yokuthengiselana izobheka njengeyamukelwe, noma lama sekufezwe zonke izinto (i-waiver, noma yikuphi okuthintekayo), kungakhathaliseki okuhilelekile noma okukhokhela lapho isakhiwo sibhaliswa noma lapho isivumelwano simiswa ezimweni ezichazwe ku-15.3 no- 15.4.

15.2 Lapho inani lenkokhelo (commission) labelwana nenye iejensi kumelwe ihlukaniswe ngalendlela:

Lucas Real Estate Group, _____% (Kuhlanganise i-Vat) and _____ % (Kuhlanganise i-Vat uma kuhilelekile)

Abameli Bokudluliselwa Kwempahla batshelwa ukuthi bakhokhele iejenti imali okumlwe itholwe yibona

15.3 Lapho isivumelwano simiswa ngenxa yephutha loMthengisi noma Umthengi, lowo owenza iphutha uyavuma ukuthi kumelwe akhokhe i-LRE efanele izindleko ezicatshangelwe ngaphandle kokucekela phansi amalungelo e-LRE kulowo ongenzanga iphutha ngokwesivumelwano noma okuvunywayo lapho ngokucacile ukuthi i-LRE futhi angabela izimali zalowo owenze iphutha ezingaphansi kwe-LRE noma Abameli Bokudluliselwa Kwempahla.

15.4 Uma isivumelwano simiswa ngokukhulumisana phakathi koMthengisi noMthengi futhi bevumelane ukuthi i-LRE ingahlela idiphozithi noma izinye izimali zomunye ohilelekile ngokusebenzi i-LRE noma Abameli Bokudluliselwa Kwempahla ukuze kuhlangatshezwane nenani lezindleko zokuthengisa. Lowo okhokhayo angacela ukubuyiselwa ingxenye yemali ekhokhowe.

15.5 Umthengi noMthengisi bakhetha **ikheli lalapho behlala khona (citandi et executandi) elingezansi** lapho zonke izaziso nenqubo engomthetho okuzothunyelwa kuyona ngenjongo yalesisivumelwano. Noma yimuphi kwabahilelekile angashintsha ikheli ngesaziso esibhalwe phansi. Noma yimuphi isaziso esithunyelwa ngeposi elikhokhelwayo sizobhekwa njengelamukwe ngosuku lwesithathu ngemuva kokuthunyelwa futhi noma yisiphi isaziso esithunyelwa ngesandla, i-email, i-Whatsaap (noma ukwaziswa okuthunyelwa ngeinthanethi) noma isikhahlamezi kuzobhekwa njengalokho okwamukelwe ngosuku lokuthunyelwa kwazo.

UMTHENGISI e_____

UMTHENGI e_____

16 UKUHLANEKEZELA

Uma noma yimuphi kwabahilelekile ehlanekezela imigomo nemibandela yalesisivumelwano, lowo owoniwe unelungelo lokucela ukuthi lowo ohlanekezele isivumelwano alungise leso simo kungakadluli izinsuku ezingu-7 (isikhombisa) futhi lapho lowo ohlanekezele isivumelwano ehluleka ukulungisa isimiso kungakadluli izinsuku ezingu-7 (isikhombisa), lowo owoniwe anganxusa isincephezelo noma ukumiswa kwesivumelwano nezindleko, ngaphandle kokuthikameza amalungelo alowo muntu ngokomthetho. Uma kwenzeka Umthengi enze ephutha futhi Umthengisi ekhetha ukumisa lesisivumelwano futhi afuna ukukhokhelwa izindleko, ngemuva kokukhokhela izindleko zeejenti kwi-LRE, Umthengisi angakwazi ukugcina noma iyiphi imali ekhokhelwe ngokwemigomo equkethwe lapho eveza izindleko eziqondile ezihilelekile, okuwuthi, "rouwkoop", futhi Umthengi utshelwa ngokucacile ngalelilungelo lakhe. Uma kwenzeka Umthengisi ehlanekezela ngenxa yokuhluleka ukuthi hlinzeka amapulani agunyaziwe futhi abhalisiwe futhi Umthengisi aqhubeka esisimweni sokuhlanekezela izinsuku ezingu-30 (amashumi amathathu) ngemuva kokunikezwa kwesaziso esenziwe Umthengi ngakho Umthengi angakwazi ukumisa lesisivumelwano ngaphandle kwelungelo lokuthola isincephezelo noma ukukhokhelwa izindleko. Uma othile kwabahilelekile esho okuthile lokho akuwathikazemi amalungelo akhe. **Umthengi uqasheliswa ngokuqondile kulengxenye yomthetho ngokuvumelana ne-Consumer Protection Act 68 of 2008 futhi amagama akhe avela lapha njengesiqinesikiso.** _____

17 ISIVUMELWANO NGOGCWELE

Labo abahilelekile bayavuma ukuthi lesisivumelwano sithinta bona ngokwabo hayi ezinye izimo, izici, amawaranti noma amazwi esinqumo ashiwo yinoma yimuphi phakathi kwabo noma iejenti yakhe engafakiwe lapho noma okubhalwe phansi futhi kwasayinwa yilabo abahilelekile noma abameli babo.

18 LAPHO ISAKHIWO SISETSHENZISWA UMQASHI (sula uma kungahilelekile)

Umthengi uyavuma ukuthi utsheliwe ukuthi isakhiwo sesetshenziswa umqhasi futhi siqondiswa imithetho yomqashi ngokwemigomo yomqhashi. Umthengi futhi uyavuma ukuthi ujwayelene nayo yonke imigomo nemibandela yeSivumelwano Sokuqasha. Umthengi uyavuma ukuthi uyawazi amalungelo omqashi ngaphansi kwe-The Rent Control Act nezenezelo zakhona.

19 UKUHOXISA UMTHWALO WEMFANELO WENTELA

(Lomgomo usebenza lapho inani lokuthenga lingaphezu kwezigidi ezimbili zamarhandi futhi Umthengisi engowokufika) Lapho inani lokuthenga lingaphezu kwezigidi ezimbili zamarhandi, Umthengisi uqinisekisa ukuthi *uyi-/noma aka sona **(cisha lokho okungahilelekile)** isakhamuzi sase Ningizimu Afrika ngemuva kokuchazwa kwemigomo ye-Income Tax Act 58 of 1962 ("Umthetho"). Uma Umthengisi engesona isakhamuzi sakuleli njengoba kuchazwe ngaphansi koMthetho, Umthengisi noMthengi bavuma obala lapha ukuthi bayawuqaphela umthwalo wabo wemfanelo ngokuphathelene noMthengi ukuthi kuyohoxiswa ingxenye yenani lentengo yoMthengisi, futhi leyo ngxenye ehoxisiwe izokhokhwa ku-South African Revenue Services ("SARS") njengesibambiso nazo zonke izindleko zentela okungenzeka Umthengisi uzikweleta i-SARS ngokuvumelana neNgxenye 35A yoMthetho. Labo abahilelekile bayavumelana ukuthi uMthengi uzocela abameli bokudluliselwa kwempahla ukuze benze lokhu egameni loMthengi futhi lapho isakhiwo sibhaliswa ingxenye yamaphesenti enani lentengo izohoxiswa futhi enye izokhokhwa ku-SARS ngokoMthetho. Ummeli Wokudluliselwa Kwempahla woMthengi ugunyazwa ngokugcwele yilabo abahilelekile ukuthi asize iejenti yoMthengi futhi akhokhe imali ku-SARS kungakadluli isikhathi esimisiwe ngokoMthetho, ngemuva kokubhaliswa kwesakhiwe egameni lomthengi.

20 UKWAZISWA OKUVAMILE

20.1 Umthengi uqinisekisa ngaphambi kokwenziswa kwalesisithembiso sokuthengiselana, akazange asibheke Isakhiwo ngokusebenzisa enye iejenti yezindlu futhi i-LRE iwugomo walokhu kuthengiselwana ngokwesigaba 15.2.

20.2 Labo abahilelekile kulesisivumelwano bayavuma ukuthi incazelo nemiphumela yalencwajana kuchaziwe ummeli we-LRE ngaphambi kokusayina futhi akukho ukudideka ngalokho okuthengwayo noma okuthengiswayo kanye nemigomo ehilelekile.

20.3 Lapho Umthengi ehilela abantu ababile noma abangaphezulu, abavamile noma abayidikimba, umthwalo wabo uyohlanganyelwa ngokulingana.

20.4 Konke okuvunywayo ngokuvumelana ne-Matrimonial Isakhiwo Act 88 of 1984 kwenziwe.

20.5 Umthengisi noma Iejenti akanawo umthwalo wemfanelo wokubonisa izinkhonkwane zokucwaninga isakhiwo kuMthengi.

20.6 Lapho lamaphepha esayinwa Umthengi noMthengisi basungula isivumelwano sokuthengiselana lapho i-Estate Agent ayizange yazise uMthengi ukuthi Isithembiso sokuthengiselana samukelwe.

20.7 Lapho kukhangiswa ngesakhiwo i-Esate Agent ayizange isho amazwi akhohlisayo, amanga noma inkohliso, noma ukusebenzisa impoqo, ukucindezela, ithonya elingelihle, ingcindezi, ukuhilizisa, ukuhlukumeza, amakhono antula ukucabangela noma ezinye izindlela zokuthonya labo abahilelekile ukuze bathenge noma bathengise isakhiwo ngemigom ephawulwe lapho noma ukusebenzisa noma ukusayina leliphepha

20.8 Uma othile ohilelekile ethonya othile ukuvumelana nemigomo equkethwe lapha lokho akuwathikamezi amalungelo avezwe ngenhla.

20.9 I-Esate Agent, ngokwemithetho kamasipala nezemiso ezisebenzayo zeNdikimba Emisiwe noma Inhlangano Yabanikazi Bemizi, futhi ngemuva kokufeza zonke izimiso eziqukethwe lapha, futhi kufakwa ibhodi elithi "Sold" eSakhiweni.

21 UMTHETHO WOKUVIKELA UMTHENGI

Umthengisi uqinisekisa ukuthi uMthengisi akathengisi Isakhiwo ngendlela evamile yebhizinisi loMthengisi futhi noMthetho Wokuvikela Umthengi ngeke usebenzi kulesisivumelwano phakathi koMthengisi noMthengi.

22 EMINYE IMIGOMO NEMIBANDELA

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23 ISAKHIWO ESIYINGXENYE (sula uma kungahilelekile)

23.1 Isakhiwo sibhekwa njengeSakhiwo Esiyingxenye futhi Umthengi uyavuma ukuthi lapho sesibhalisiwe yena uzoba ilungu le ndikimba emisiwe eliqondisa isikimu salapho Isakhiwo esitholakala khona futhi uzolandela izimisomgomo ezisebenza ngaphansi kwezikimu zezakhiwo eziyingxenye nemithetho yasekhaya noma imithetho yokuziphatha esebenza ngaphansi kwesikimu sesakhiwo. Umthengi uyavuma ukuthi ujwayelene nemithetho kanye nokuma kwezimali okuvamile kweIndikimba eMisiwe (kanye including nomthwalo wemfanelo wokukhokha izindleko ezizoba ngaphansi koMthengi lapho isakhiwo sesibhalisiwe egameni lakhe) futhi uzoba ilungu laleyo ndikimba lapho ukubhaliswa kuphothuliwe.

23.2 Uma kungenzeka ukuthi Umthengisi akanalo igunya lokusebenzisa izindawo eziphawulwe lapho, futhi kubhalwe phansi ukuthi Umthengisi akanawo amulungelo akhethekile okusebenzisa lezo zindawo ngokwezimisomgomo zeNdikimba emisiwe eqondisa iSikimu njengemnikazi (wezi-)wengxenye ethengisiwe.

23.3 Uma kwenzeka ukuthi Indikimba emisiwe kungakadluli izinsuku ezingku 30 (amashumi amathathu) ngemuva okukubhaliswa kwempahla edluliselwe, icela ukukhokhelwa izindleko ezikhethekile ukuze ihlangabezane nezindleko ebezingabaliwe kahle ngesikhathi esithile ngaphambi kukubhaliswa kwempahla edluliselwe, Umthengisi kumelwe abuyisele leyo mali kuMthengi ngokushesha lapho lezo zindleko zicelwa kuMthengi.

24 IWARANTI YENTELA

Abahilelekile bayavuma ukuthi uma kungenzeka omunye wabo akwelete imali yakwa-South African Revenue Service ("SARS") ngokuphathelene nentela, Value-Added Tax noma omunye umthwalo wemfanelo ongokwezimali, leso sikweleti singenza lokhu kuthengiselana kwephuze. Abahilelekile kumelwe baqinisekise ukuthi abakweleti lutho ngokuphathelene nenani lakwa-SARS.

25 UMGOMO WESIKHASHANA SOKUZICABANGA

Uma kungenzeka ukuthi inani lokuthenga libe ngu-R 250 000.00 noma ngaphansi, Umthengi, ngokuphathelene neNgxenye 29A ye-Alienation of Land Act 68 of 1981, unelungelo lokuhlehlisa lesisithembiso sokuthengiselana kungakadluli izinsuku ezingu-5 (isihlanu) (ngaphandle koMgqibelo, iSonto namaholide) kusukela ngosuku lokusayinwa, futhi lapho Umthengisi amukele lesithembiso sokuthengiselana, angamisa lesisivumelwano ngokwazisa Umthengisi noma iejenti yakhe ngokubhala phansi. Isaziso Somthengi kumelwe:

1) Sibhalwe phansi

2) Siyiswe kuMthengisi kungakadluli izinsuku ezingu-5 lapho Umthengi esesayine isivumelwano (ngaphandle kosuku lokusayina, Umgqibelo, Isonto naMaholide)
3) Sisayinwe Umthengi noma iejenti yoMthengi owenza izinto egameni loMthengi
4) Siphawule isithembiso sokuthengiselana noma isivumelwano esihoxiswayo
5) Sidluliselwe kuMthengisi noma iejenti yoMthengisi

26 UKWAMUKELA ISITHEMBISO SOKUTHENGISELANA

Lesi sithembiso asinakushintshwa futhi siphelelwa isikhathi phakathi kwamabili ngosuku luka _____ enyangeni ka _____20_____ futhi sizobhekwa njengesamukelwe lapho sisayinwe Umthengisi kungakhathaliseki ukuthi lesisaziso senziwe nini Umthengi. Umthengi ukhetha i-Lucas Real Estate Group njengeejenti yakhe ukuze athole futhi amukele isaziso salesisithembiso.

27 UKUSAYINA EGAMENI LOMUNYE (sula uma kungahilelekile)

27.1 Lapho Umthengi eyiNkampani, i-Close Corporation, Trust noma umuntu othile ogunyaziwe, umuntu omelela Umthengi ekwenzeni lesisithembiso sokuthengiselana uzosayina futhi lokho kuwukuzimisela kwakhe noMthengi okuqinisekisa ukuthi uzohlangabezana nesikweleti kanye noMthengi nokufezwa kwayo yonke imithwalo yemfanelo futhi (nakube kunemigomo esengxenyeni 15.4) kuzophethwa ngokuthi kulandelwe umgudu ongokomthetho woMthengi ngokusebenzisa ikheli lokuhlala (domicillium citandi et executandi) ngezinjongo zokwamukela lesisithembiso sokuthengiselana.

27.2 Uma Umthengisi noma Umthengi eyiNkampani, i-Close Corporation, i-Trust noma umuntu othile ogunyaziwe osayina lesisivumelwano egameni leNkampaniy, i-Close Corporation, i-Trust noma umuntu othile ogunyazwe ukumelela leyo Nkampani, i-Close Corporation, i-Trust noma umuntu othile.

27.3 Uma kwenzeka ukuthi umuntu asayine njengeejenti noma ummeli wenkampani angakamiswa, uzibophezela ukuqikelela ukuthi leyo nkampani izobhaliswa ngokuphathelene ne-Companies Act 71 of 2008 kanye neZinkampani ne-Intellectual Property Commission kungakadluli izinsuku ezingu-21 kusuka ngesikhathi kwamukelwe lesisithembiso sokuthengiselana. Uma ehluleka ukubhalisa iNkampani kungakadluli izinsuku ezingu-21 uzimisele ukwamukela ukudluliselwa kweSakhiwo egameni lakhe siqu futhi uma kungenzeki lokho uzobhekana nezindleko zomonakalo othinta labo abahileleke kulesisivumelwano.

27.4 Uma inkampani, i-close corporation, i-trust noma iqembu elingokomthetho limiswa noma lamukela lesisivumelwano kungakadluli izinsuku ezingu 21 (Amashumi amabili nanye) kusuka lapho kusayinwe lesisivumelwano, umuntu osayina lesisivumelwano egameni lalelogembu uzoziphendulela.

28 UMTHETHO WESIKHUNGO SOBUCIKO BEZIMALI (FINANCIAL INTELLIGENCE CENTRE (FICA))

Umthengisi noMthengi bazibophezela ukuvumelana nezimfuneko ze-Financial Intelligence Centre Act No. 38 of 2001, futhi lowo Mthetho ngokuqondile udinga ukuthi labo abahilelekile bathumela amaphepha afanele ngokwaloMthetho, lapho becelwa ukwenza kanjalo Ummeli Wokudluliselwa Kwempahla kanye neEjenti.

29) Izindleko Zokudluliselwa Kwesakhiwo

Umthengi uzokhokha izindleko izihlobene nokudluliselwa kweSakhiwo nokubhalise kwanoma iyiphi ibhondi yesakhiwo
Futhi leyomali kumelwe ikhokhwe kuMmeli Wokudluliselwa Kwempahla lapho icelwa ngaphandle kokwephuza. Umthengi uqinisekisa ukuthi ujwayelene ngokugcwele nazo zonke izindleko futhi uvuma obala ukuthi unayo imali eyanele yokukhokha lapho idingeka. Uma izindleko zokudluliselwa kweSakhiwo nokubhaliswa kwebhondi yeSakhiwo zizokhokhwa ngenzuzo yesakhiwo soMthengi, Umthengi uyavuma ukukhokha iNani Lokubhaliswa lapho licelwa Abameli Bokudluliselwa Kwempahla abamisiwe.

30) Inzalo Ebangelwa Ukwephuza

Uma kwenzeka Umthengi noma Umthengisi ebangela ukwephuza kokubhaliswa kwesakhiwo ngokungadingekile, ngakho lowo obanela lokho kwephuza kumelwe akhokhe inzalo yenani eligcwele lokuthenga ngokwamaphesenti okuboleka imali namaphesenti amabili ngonyaka, izobalwa kusuka osukwini lapho lowo othintekayo ethole isaziso esibhalwe phansi esivela Kummeli Wokudluliselwa Kwempahla esiveza ukuthi ubangele ukwephuza, kuze kubye yilapho efeze yonke imithwalo yemfanelo ephawulwe esazisweni. Lenzalo ebangelwa ukwephuza izofaka phakathi imali yokuqasha okungenzeka idineka ngokuphathelene nalesisivumelwano.

31) Ukusebenza kwesivuvumelwano

Uma isigaba, ingxenye, umugqa, umusho noma igama litholaka lingekho emthetweni noma futhi linganikeza amandla okusetshenziswa ngakho lesisigaba, ingxenye, umugqa, umusho noma igama kumelwe kususwe kwinkontileka nokho okunye okuqukethwe enkontilekeni kuzoqhubeka kusebenza ngokugcwele.

Isayinwe Umthengi e _____ngosuku luka _____lwenyanga ka _____20__

_____ _____

UMTHENGI **OMUNYE UMUNTU / UMLINGANI WOMTHENGI**
(Noma egameni loMthengi noma ogunyaziwe)

_____ _____

UFAKAZI **UFAKAZI**

Isayinwe Umthengisi e _____ngosuku luka _____lwenyanga ka _____20__

_____ _____

UMTHENGISI **OMUNYE UMUNTU / UMLINGANI WOMTHENGISI**
(Noma egameni loMthengisi noma ogunyaziwe)

_____ _____

UFAKAZI **UFAKAZI**

_____

Omelela i-Lucas Real Estate Group

IPHEPHA LOKWAZISWA KOMTHENGISI

Isethulo Negama Ngokuphelele: _____

Inomb. Kamazisi.: _____**Inomb. Yentela.:** _____

Umlingani – Isethulo Negama Ngokuphelele: _____

Isibongo Ngokuzalwa (Uma kudingekile): _____

Inomb. Kamazisi.: _____**Inomb. Yentela.:** _____

Uma Eshadile - Usuku Lomshado: _____**Indawo:** _____**Cop/Anc:** _____

Ikheli Lendawo Yokuhlala: _____
Ikheli Leposi: _____

Uma Kuyibhizinisi

Igama:_____

Ingabe Ubhalisele I-Vat? YEBO – Inomb. Yokubhalisela I-Vat.: _____**CHA - Inomb. Yentela.:** _____

Inkampani/C.C./Trust Reg No.: _____

Usuku Lokubhaliswa Kwe-Co.: _____

Ikheli Leposi: _____

Ikheli Lendawo Yokuhlala: _____

Amagama Abaholi/Amalungu/Abamisiwie: _____

I-email: _____
Ucingo (Ekhaya): _____ **I-Fax (Ekhaya):**_____

Ucingo (Ibhizinisi): _____**I-Fax (Ibhizinisi):** _____

Iselula (Yakho): _____ **Iselula (Yomlingani):**_____

Ibhondi Yesakhiwo Isegameni Lika: _____ **Iakhawunti Yebhondi.:** _____

Ingabe Umthengisi Ungumhlali wase-RSA – YEBO / CHA _____ **Ikuphi i-Title Deed:** _____

Lowo ohlela izitifikethi zikaGesi/Lowo ohlela ukufaka uGesi/Okokubulala Izinambuzane nokunye okudingekayo _____

Ummeli Odlulisela Egameni Lomthengi: _____ **Umuntu Ongathintwa:** _____

Inombo. Yocingo.: _____ **Ikheli LeE-Mail:** _____

(Ama)Igama Le-Ejenti Ethengisayo: _____

SIZA UFAKE EMINYE IMININGWANE EDINGEKAYO
Abantu Abavamile: Ikhophi Kamazisi / Iphasiphoti; Isitifikethi Somshado; Ikontileka ye-ANC (uma kuhilelekile); Izwi Lesehlukaniso Somshado (uma kuhilelekile) Iphepha Lesikweleti; Inombolo Yentela
Company/C.C./Trust: Ikhopi yePhepha Lokubhalisa; Incwadi Engokomthetho; Ilizwi Lesinqumo; Inombolo Yentela; Umazisi Nezincwadi Zamaakhawunti Zaba Bonke Abaphathi, Amalungu, Abaphathiswa

UHLU LOKWAZISWA (KWABA)KOMTHENGI

Isethulo Negama Ngokuphelele: _____

Inomb. Kamazisi.: _____**Inomb. Yentela.:** _____

Umlingani – Isethulo Negama Ngokuphelele: _____

Isibongo Ngokuzalwa (Uma kudingekile): _____

Inomb. Kamazisi.: _____**Inomb. Yentela.:** _____

Uma Eshadile - Usuku Lomshado: _____**Place:** _____**Cop/Anc:** _____

Ikheli Lendawo Yokuhlala: _____

Ikheli Leposi: _____

Uma Kuyibhizinisi - Igama:_____

Ingabe Ubhalisele I-Vat? YEBO – Inomb. Yokubhalisela I-Vat.:_____**CHA– Inomb. Yentela.:** _____

Amagama Abaholi/Amalungu/Abamisiwie: _____

Inkampani/C.C./Trust Reg No.: _____

Usuku Lokubhaliswa Kwe-Co.: _____

Ikheli Leposi: _____

Ikheli Lendawo Yokuhlala: _____

Imeyili _____

Inomb. Yocingo (Ekhaya): _____ **I-Fax (Ekhaya):**_____

Inomb. Yocingo (Ibhizinisi): _____ **I-Fax (Ibhizinisi):** _____

Iselula (Yakho): _____ **Iselula (Umligani):** _____

Ukuthengisa indlu yakho _____ **Ummeli Odlulisela Impahla**_____

Ikheli Lesakhiwo _____

Imali (phawula lapho ivela khona) _____

Isicelo sebhondi sizokwenziwa kwa _____

SIZA UFAKE EMINYE IMININGWANE EDINGEKAYO

Abantu Abavamile: Ikhophi Kamazisi / Iphasiphoti; Isitifikethi Somshado; Ikontileka ye-ANC (uma kuhilelekile); Izwi Lesehlukaniso Somshado (uma kuhilelekile) Iphepha Lesikweleti; Inombolo Yentela
Company/C.C./Trust: Ikhopi yePhepha Lokubhalisa; Incwadi Engokomthetho; Ilizwi Lesinqumo; Inombolo Yentela; Umazisi Nezincwadi Zamaakhawunti Zaba Bonke Abaphathi, Amalungu, Abaphathiswa