

Non Binding Property Negotiator for Seller

This process is followed purely for negotiation purposes and a legal contract will only be established once the final agreement has been put into writing and signed by both parties.

Step 2: SELLER to COMPLETE PAGE 4 -8 and fax (08665325676) or email to: offer@propertyseelldirect.co.za

Property Reference number:

The website ref. #:

Seller has to choose one of the following 4 responses to the offer: Complete the response of your choice and cross out the other three possible responses.

FIRST RESPONSE: The Seller accepts the offer to sell the property for the following amount, subject to the suspensive conditions filled in and marked on page 5:

Amount in words:

SECOND RESPONSE: The Seller accepts the offer to sell his property for the following amount subject to no suspensive conditions:

Amount in words:

THIRD RESPONSE: The Seller rejects the offer for the following reasons:

FOURTH RESPONSE: The seller makes a counter offer at the following amount:

Amount in words:

Counter Offer 1	<input type="text"/>
Counter Offer 2	<input type="text"/>
Counter Offer 3	<input type="text"/>

This counter offer is subject to the suspensive conditions marked and completed on page 5:

The Sellers response is subject to the following suspensive conditions:

1. An approved Bond within working days after a contract has been established, at the amount of:

Amount in words:

2. The sale of the following property within working days after a contract has been established.

Property description:

Describe property

3. The buyer needs to accept the full disclosure by the Seller of all possible weaknesses and defects of the property.

List of property weaknesses and defects:

4. Other: _____

Details (in words)

5. 72 Hour Clause: Should the Seller, on or after fourteen days after the signature of a binding agreement, at any time prior to the fulfillment of all suspensive conditions, receive another Offer, on this property, which the Seller finds more acceptable and wishes to accept, the Buyer shall be notified of such fact in writing and shall have (three) working days from date of receipt to match or improve the terms of the Offer which the Seller considers more acceptable, and to amend the terms of the original Offer in writing under signature of the Buyer’s hand. Failing which this Offer shall lapse and be of no further force and effect.

Sellers motivation for the above counter offer:

When this negotiation process is successful the seller will make an appointment with the transfer attorney. If there are suspensive conditions to the offer from the buyer an administration fee of R1500 will be payable upfront to the transfer attorney by the buyer.

Date and time by when the Buyer needs to respond:

Date: *Time: 11:00 am*