



OPTION TO PURCHASE

Entered into by and between:-

BOUKORP (PTY) LTD
(hereinafter referred to as "the Seller")

AND

IDENTITY NUMBER _____
AND

IDENTITY NUMBER _____
(jointly and severally) (hereinafter referred to as "the Purchaser")

PURCHASER'S DETAILS

CELL MR : _____

CELL MRS: _____

E-mail : _____

WHEREAS the Purchaser wishes to have the option of purchasing a unit in the development known as **EAGLE CRESCENT**.

AND WHEREAS the Seller is prepared to grant such option. **NOW THEREFORE** it is agreed as follows:-

- 1 The Seller hereby grants an option to the Purchaser to purchase unit no _____ in **EAGLE CRESCENT** for the sum of **R_____** substantially in accordance with the terms and conditions contained in the Seller's standard Agreement of Purchase and Sale, the Purchaser acknowledging being aware of the terms and conditions of such agreement. The occupation date of the unit will be _____.
- 2 The Purchaser shall pay to the Seller on signature hereof the sum of R10 000-00 (Ten Thousand rands) for the granting of such option. If no proof of payment is received by the Seller within (3) three days of date of signature of this option, it shall be deemed that no payment was made, the option shall be deemed not to be exercised and will automatically lapse and be of no further force or effect.
- 3 Upon payment of the amount of R10 000,00 (or any part thereof) the Purchaser shall be deemed to have exercised the option and agrees and undertakes to sign the Seller's standard Agreement of Purchase and Sale within 7 days after being called upon to do so.
- 4 Should the Purchaser exercise this option timeously the Seller agrees that the sum of R10 000-00 paid in terms hereof shall constitute a part payment of the purchase price.
- 5 Should the Purchaser fail to exercise this option for any reason whatsoever or should the Purchaser exercise the option but the agreement is cancelled for any reason whatsoever the sum of R10 000-00 will be forfeited by the Purchaser and **no refund** will be made in respect thereof, unless the Purchaser provides the Seller with written proof that the purchaser's bond has been declined. The Purchaser agrees and accepts that if the bond is declined an administration fee of R1,500.00 plus VAT i.e. R1,744.18 will be payable to the Attorneys, which amount the Purchaser hereby agrees may be deducted from the refund in respect of the deposit. It is specifically recorded that the Purchaser's bond shall be deemed to be granted on the issuing of a quotation and/or pre-agreement statement by the relevant financial institution to the Purchaser. Failure on the Purchaser to accept such quotation and/or pre-agreement statement will constitute the suspensive condition relating to the granting of the bond as having been duly fulfilled.
- 6 If the bond is obtained by any means other than through the Seller's bond originator, then the Purchaser shall be liable for all costs pertaining to the registration of the mortgage bond.
- 7 In the event of the Purchaser not being granted a 100% bond, the balance of the purchase price will be payable 60 days prior to the occupation date. In the event of the Purchaser confirming in writing that he/she will pay the balance of the purchase price by no later than 60 days prior to the date of occupation and the Purchaser fails to pay such balance on due date, the amount paid in terms of this Option to Purchase will be forfeited by the Purchaser. I/we hereby agree that the Seller may do the necessary ITC pre-screening check for the purposes of expediting the granting of the mortgage bond.

DATED AND SIGNED AT _____ ON THIS THE _____ DAY OF _____ 20_____

As witnesses

1. _____

2. _____

PURCHASER/S

BOUKORP (PTY) LTD

BUILDING YOUR LIFESTYLE

Thank you for choosing to purchase a unit in **Eagle Crescent**.

In terms of the Option to Purchase a securing deposit of R10 000.00 is payable within 3 (three) days. Such deposit should be paid directly to our attorneys with banking details as follows:-

DETAILS FOR DEPOSIT

DYKES VAN HEERDEN (GAUTENG) INC
STANDARD BANK
ACCOUNT TYPE: ATTORNEYS TRUST ACCOUNT
ACCOUNT NUMBER: 252716116
BRANCH: CLEARWATER
BRANCH CODE: 001206
BRANCH CODE (ELECTRONIC PAYMENTS): 051001
SWIFT ADDRESS: SBZA ZA JJ
REF: UNIT NO AND COMPLEX NAME eg. 37 EAGLE CRESCENT.

Please e-mail us proof of payment to tanja@boukorp.co.za

For your ease of reference, we enclose herewith a Purchasing Information Sheet, which will assist with the purchasing process. For your own benefit, please familiarise yourself with the contents.

Please also find enclosed a list of building extensions and extras which you may wish to consider for your unit. Please peruse the same and consider what extras you wish and what your budget permits you to include. Upon receipt of payment of your deposit Lourene / Karen of our office will assist you in finalising your plan and extras (if any). In the interim please obtain the following documents which will be required from you shortly for the purposes of applying for a bond.

DOCUMENTS REQUIRED FOR BOND.

• PRIVATE PERSON

1. 6 month's proof of income
2. Copy of identity document
3. 6 months bank statements

• COMPANY / CC / TRUST

1. 6 month's bank statements
2. Company / CC / Trust registration documents
3. Last year financial statements
4. Copy of identity document of directors/members/trustees

Tel: Lourene / Tanja (011) 795-3355