





## POPULAR REAL ESTATES EXCLUSIVE MANDATE

### Benefits of an Exclusive Mandate to you as the Seller:

- An Exclusive Mandate prevents the over-exposure of your property as this creates a negative perception of the property.
- Experience has proven that higher prices are obtained for properties sold while on Exclusive Mandates.
- Exclusivity eliminates negative competition between competing agents, as the exclusive listing agent can confidently negotiate the best possible transaction for the seller.
- By dealing with several agencies, an exclusive mandate averts the danger of the seller from having to unwittingly be obliged to pay double commission where more than one agent introduces the same buyer to your property.
- Because I have a commitment to sell your property, it will not be abused as a springboard to sell other properties.
- You as the Seller have more privacy, security and control over the selling process.
- With only one agent holding information on your property, it eliminates the risk of negative reports being introduced into the market as competing agents use your property as a comparison for other properties they are trying to sell.
- Only one agent working on your property and holding its information also retains your home's exclusivity and individuality.
- Due to the **POPULAR REAL ESTATES** Guarantee of Satisfaction, you have the security of being able to cancel my Exclusive Mandate if I do not meet the stipulated requirements in my marketing plan.
- My personal commitment as your Agent:
- An Exclusive Mandate binds me as an agent contractually and places a strong moral responsibility on my shoulders.
- My priorities lie with my Exclusive Mandates, dedicating my time and resources to selling your property, giving my best service at all times.
- As you will also be making a commitment to me, you have the right to demand committed service from me.
- As I know that your house is priced to sell and that the company will get a return on their marketing expenses, I am therefore very motivated and committed.

### My proposed marketing plan includes:

- The main benefit of an Exclusive Mandate is that it empowers me to tailor make a marketing plan for your property, positioning it strategically in the optimal target market.
- Completing a Comparative Market Analysis (if requested) to enable us to determine the market related value of your property.
- Listing your property on our electronic referral system.
- Offering your property to qualified buyers within our database, using the electronic brochures, telephone calls and other means at my disposal.



- Referencing your property with our weekly updated show house contacts.
- Advertising your property to all the other Agents in our office so that they are aware of the features of this property as it might suit one of their clients.
- Placing selected advertisements for your specific target market.
- Reviewing the price of your property – giving you regular price comparisons with new listings made.
- Pre - arranging to place your property on show as discussed with you, for the duration of the mandate period or until it is sold, whichever comes first.
- Qualifying buyers where possible and only bringing them to the property on appointment.
- Updating you regularly on the progress of the marketing plan.
- Giving you constructive feedback in order to enhance your home for optimal positioning in the market place.
- Arranging financing with our preferred Bond Originators in order to speed up the sales process.
- Introducing our Preferred Attorneys who can assist you with a speedy registration of your property.

**The POPULAR REAL ESTATES guarantee of satisfaction:**

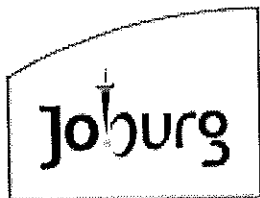
- Should I not comply with this marketing plan, the seller/s shall have the right to, in his/her discretion, give notice in writing to my Principal, to remedy such specific breaches and, if such remedies are not rectified within one week, cancel the Exclusive Mandate summarily in writing without prejudice to any of his/her rights.
- In addition, I automatically adhere to the terms of the code of conduct (Act 112 of 1976) issued by the Estate Agency Affairs Board.

\_\_\_\_\_  
SIGNED

\_\_\_\_\_  
PLACE

\_\_\_\_\_  
DATE





a world class African city

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Fax : (011) 358 3408/9

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Johannesburg 2000

E-mail :  
JoburgConnect@joburg.org.za

## COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292  
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

MAPILA R N  
41 RUTIEL CRESCENT  
ENNERDALE EXT.5  
1830

Date	2023/06/12
Statement for	June 2023
Physical Address	41 RUTIEL CRESCENT
Stand No./Portion	00004192 - 00000 - 00
Township	ENNERDALE EXT.5

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
288 m2	1	2018/07/01	G1	Market Value R 451,000.00	Region G WARD 7

Invoice Number	: 226000031669	Group :	Next Reading Date	:
Client VAT Number	:		Deposit Paid	: R 600.00

Account Number 551111797

(PIN Code:226513)

Previous Account Balance  
Sub Total  
Interest on Arrears  
Current Charges (Excl. VAT)  
VAT @ 15%

1,871.04  
1,871.04  
13.08  
31.08  
4.66

Total Due

1,919.86

Due Date

2023/06/27

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
749.79	686.32	434.93	48.82	0.00	1,919.86

If you cannot settle your account in full & on time, make a payment arrangement. Email creditcontrol@joburg.org.za or visit any nearest Customer Service Centre.  
You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

Remittance Advice :  
This stub must accompany payment,  
please do not detach if paying at the post office

Date : 2023/06/12 RAMOKATSE NICHOLAS MAPILA  
Acc. No. : 551111797 - 41 RUTIEL CRESCENT, ENNERDALE EXT.5

EasyPay >>>> 91115 5511117979

SAPO 0146 551111797

Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".  
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.  
Client Account No/Deposit Reference 551111797

>>>> 516008800111159 55111179705



REPUBLIC OF SOUTH AFRICA  
NATIONAL IDENTITY CARD

Surname:  
**MAPILA**  
Names:  
**RAMOKATSE NICHOLAS**  
Sex:  
**M**  
Nationality:  
**RSA**  
Identity Number:  
**4808265147084**  
Date of Birth:  
**26 AUG 1948**  
Country of Birth:  
**RSA**  
Status:  
**CITIZEN**



Signature:

Conditions:

Date of Issue:  
**29 NOV 2021**

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For enquiry or verification purposes contact 0800 60 11 80

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