



Nel Van der Merwe & Smalman Inc
ATTORNEYS - CONVEYANCERS - NOTARIES

SELLERS & BUYERS GUIDE

- CORPORATE & COMMERCIAL LAW
- PROPERTY LAW
- LITIGATION
- PERSONAL INJURY
- COST CONSULTANTS
- AGRICULTURE
- FAMILY LAW
- INSOLVENCY LAW
- ESTATE PLANNING
- BUSINESS RESCUE

YOUR LEGAL STRATEGIST
passionate about our profession **and** our clients



Approximate number of days taken to complete	Purchaser	Seller	Attorney	Bank
1 to 3 days	Pays deposit, complete bond application form, gives agent copies of ID's marriage certificate, Antenuptial Contract, etc.	Inform attorney to expect transfer instructions, gives attorney copies of ID's marriage certificate, Antenuptial Contract	Await instructions, do Deeds Office search	Process bond application
4 to 7 days	Receive copy of agreement from agent	Receive copy of agreement, arrange for access to house for Bank inspector	Receive copy of agreement from agent with copies of ID's etc., acknowledge receipt to agent, request deed and discharge figures from existing bondholder, apply for rates assessment from Municipality	Instruct Bank's inspectors to value property
10 to 20 days	Required to sign transfer documents and pay transfer costs	Required to sign transfer documents and verify that rates have been paid up to date	Receive deed, draw transfer documents and get signed, send draft deed to bond attorneys to enable them to draw bond documents, get costs paid, apply for rates certificate and transfer duty receipt	Instruct bond attorneys to register a bond in favour of the Bank
21 to 30 days	Required to sign bond acceptance, bond documents and pay bond registration costs	Notify of bond approval	Bond attorneys receive instructions to register the bond, draft bond documents, get same signed by purchaser and costs paid, issue guarantees	Receive written acceptance of bond, sign guarantees prepared by attorney
30 to 45 days	Pays his pro rata share of the rates calculated from date of occupation	Arrange access for Electrical and Borer (if applicable) inspections	Receive guarantees from bond attorneys and forward same to cancellation attorneys, arranges for lodgement of transfer documents for registration	Issue permission to register bond
45 to 60 days	Take occupation in terms of agreement and pay occupational interest to attorney/seller	Receive occupational interest as per agreement from purchaser/attorney	Lodge and register transfer, inform all parties of registration	Receive confirmation of registration, pays out on guarantees
60 to 65 days	Receive confirmation of registration and a final account from attorney. CONGRATULATIONS HOME OWNER!	Receive confirmation of registration and final account from attorney. CONGRATULATIONS ON SUCCESSFUL SALE	Settles Seller's existing bond, provide Purchaser and Seller with final accounts and proceeds (where applicable), pays commission to agent, settles all other accounts on behalf of parties	Advises Purchaser of how and when instalments are payable





OUR FIRM

Our firm comprises of 60 people who consists of 20 attorneys, candidate attorneys, paralegals and administrative staff. Of the 20 attorneys, 4 specialise and focus purely on Conveyancing and Notarial Practice.

CONVEYANCE DEPARTMENT

WILLEM SMALMAN

Attorney, Conveyancer and Notary

LLB; InsolDip

Email: willem@nelvs.co.za

Office: 012 807 1989

Cell: 082 868 0910

NIC MYBURGH

Attorney, Conveyancer and Notary

BProc; LLM (cum laude)

Email: nic@nelvs.co.za

Office: 012 807 1989

Cell: 083 324 8414

CONRI BOTHA

Attorney and Conveyancer

BProc

Email: conri@nelvs.co.za

Office: 012 807 1989

Cell: 082 926 8661

MELANIE ENSLIN

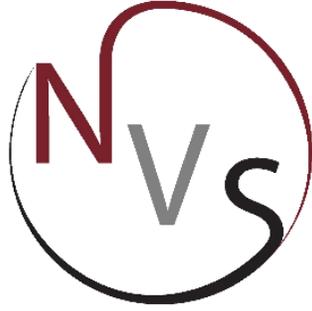
Public Relations

Email: Melanie@nelvs.co.za

Office: 012 807 1989

Cell: 082 545 2126





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TEL: (012) 807 1989

E-MAIL: conveyancing@nelvs.co.za

WEBSITE: www.nelvs.co.za

GPS COORDINATES:

Latitude: -25.767643
Longitude: 28.307715

PHYSICAL ADDRESS:

Grain Building
Agri-Hub Office Park
Block B
Ground Floor
477 / 478 Witherite Road
The Willows Pretoria

POSTAL ADDRESS:

PO Box 735
Wapadrand
0050

DOCEX:

Docex no: 25, Menlyn

REGISTRATION NUMBER: 2010/013487/21

CONTACT US