



ROB LOPES

PROPERTIES

FLOW DIAGRAM PROCEEDINGS AFTER DEED OF SALE SIGNED BY ALL PARTIES

BUYERS Apply for finance via Bond Originator
Sign Docs at Bond Attorneys
Sign Docs at Transferring Attorneys

BOND ORIGINATOR
Application for finance to Buyer's Bank of choice
Letter of Grant from Bank of Choice to Originator
Bond Originator gives copies to Buyer and Agent

ROB LOPES Sends original Deed of Sale and Bond Grant letter to Transferring Attorney

BOND REGISTERING ATTORNEY
Bank of Choice sends Bond Registering Attorney Financial instruction
Confirms Bond Grant and Figures to Transferring Attorney
Draws Bond Docs - Buyer signs same
Applies for Guarantees from Bank of Choice
Sends Guarantees to Transferring Attorney
Sends signed Bond Docs to Lodging agent (Attorney) in Cape Town

TRANSFERRING ATTORNEY
Requests cancellation figures on Seller's property from relevant bank
Receives cancellation figures and Title Deeds (from Sellers relevant bank's Bond Cancellation Attorney)
Receives Guarantees from Buyer's appointed Bank's Bond Registering Attorney
Draws Transfer Docs
Drafts Deed and Guarantee requirements to Bond Attorney
Applies for Transfer Duty Receipt, Rates / Levy Clearance Certificates, Tax Clearance Certificate
Sends Guarantee to Sellers Bond Cancellation Attorney
Sends all docs to Deed Office Lodging Agent

SELLERS BANK (IF BONDED)
Selects a Bond Cancellation Attorney
Sends Cancellation figures and Title Deed to Bond Cancellation Attorney

BOND CANCELLATION ATTORNEY
Receives instruction from Sellers Bank
Forwards Title Deeds and Cancellation figures to Transferring Attorney
Receives guarantees from Transferring Attorney to cover Banks outstanding bond
Receives Banks instruction to continue with cancellation
Sends Bond Cancellation banks consent to Deeds office lodging agent (attorney)

DEEDS OFFICE LODGING AGENT
Registers all docs simultaneously in Deeds Office in King Williams Town
Approximately 16 days later Transfer takes place
Advise all Attorney parties of transfer

Transferring Attorney disperses funds