



PRETOR GROUP (PTY) LTD
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**HOME OWNERS ASSOCIATION NPC
REGISTRATION NUMBER: 1996/013332/08**

ACCREDITATION OF ESTATE AGENCIES, ESTATE AGENTS AND LEASE AGENTS

ESTATE / LEASE AGENCY _____

OFFICE TEL NO _____ E-MAIL: _____

I, the undersigned

_____ on behalf of
_____ (estate / lease agency)

ESTATE/LEASE AGENTS (agents that will be working in the estate, **maximum** of three (3) agents)

	NAME	CELL NO
1		
2		
3		

CONFIRMATION:

1. I undertake to obtain the Waterkloof Boulevard Rules and Regulations and Architectural Guidelines and will familiarise myself with the contents thereof. Furthermore I will ensure that the purchaser / lessee is informed about and receives a copy of these rules, the Architectural Guidelines, the Contractor's Code of Conduct and any other administrative regulations applicable at the time.
2. I undertake to attach a copy of the Waterkloof Boulevard Estates Rules and Regulations and Architectural Guidelines to each and every resale and lease document concluded by my company, together with a special condition to the sale agreement relating to the Title Deed requirements.
3. I am aware that a clearance certificate is required for lodgement with each transfer. The clearance certificate can be obtained from **Pretor**.
4. As an accredited Agent for the sale of houses, resale stands and lease agreements, I will be required to abide by the following guidelines:
 - ❖ Agents may only visit the estate by appointment with an owner.
 - ❖ The Seller or Lesser of a property in the estate shall ensure that the sale/lease agreement contains the under mentioned clauses and the Association is entitled to withhold the clearance certificate until adequate written evidence is given to it, that the said agreements contain the said clauses.
 - Sale Agreements To Contain The Following:
The purchaser acknowledges that upon registration of the property into his name, he automatically becomes a member of the Home Owners Association and hereby subjects himself to the provisions of the Memorandum and Articles of Association of such association and to the rules of the Association. Tenants are bound to the same extent as owners, to the provision of the Memorandum and Articles of Association, and the Rules of the Association.
 - ❖ Show houses can be viewed on Saturday's and Sunday's between 14:00 and 17:00. Two estate/lease agents must be present at a time, as one will have to escort clients, from and to the guard houses, while the other attends the show house;

- ❖ Estate/lease agents will be responsible for meeting their customers at the security entrance, make sure that they register with security and at all times escort their customers through the estate. No customer will be allowed on to the estate without the relevant estate agent being present;
- ❖ **“For Sale” boards** will only be allowed during weekends (Friday 14:00 – 17:00 Sunday) in front of the house for sale. No other boards (i.e. Show or Sold) will be allowed. Only one “For Sale” board per agency, per house for sale.
- ❖ **Show boards** will only be allowed outside the gate of the estate for the duration of the show itself. This must be arranged with the security manager and guards, by the owner of the house being showed, giving the information of the company and agent showing the house, to the security manager and guards. Show boards will not be allowed without prior arrangement and only one board may be placed in a position acceptable to security. No show boards may be displayed inside the estate.
- ❖ No door-to-door pamphlet drops or any other form of soliciting will be allowed, at the Waterkloof Boulevard Home Owners Association.
- ❖ Agents are required to abide by all aspects of the Waterkloof Boulevard Rules and Regulations.

6. Fee Structure:

- 6.1 At date of accreditation, a deposit of R4 000-00, repayable at the termination of this contract on condition that the terms hereof, have been met.
- 6.2 An annual subscription fee of R2000-00. As this amount becomes payable on 1st March each year, a pro-rata fee will be calculated for new firms joining in the middle of the period. There will also be a R500 administration fee per application.

7. The Hills, Abrina, Tuscany, Terraces and Pavilions form part of the Waterkloof Boulevard Estate.

8. A maximum of three (3) estate/lease agents per Accredited Estate/Lease Agency will be allowed to market property in the Estate.

9. I am aware that should I fail to comply with these rules, and notwithstanding any mandate I may have from the owner of a property to sell their property, the Waterkloof Boulevard Home Owners Association reserves the right to immediately revoke my accreditation. Furthermore, should the aforesaid occur, I will have no right of recourse against the Waterkloof Boulevard Home Owners Association or any member thereof.

10. I am aware that should my accreditation be revoked for any reason whatsoever, my accreditation refundable deposit fee of R4 000-00 shall be forfeited.

I acknowledge that these rules and the Waterkloof Boulevard Rules and Regulations, of which a copy is in my possession, are subject to amendment from time to time, and I hereby undertake to abide by any reasonable amendment to the rules, which I acknowledge always supersede the existing rules.

I _____ **CONFIRM THE ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS ON BEHALF OF** _____
(ESTATE/LEASE AGENCY)

SIGNATURE

DATE

Please Complete **All** The Fields, (Required To Update Your Details On The Waterkloof Boulevard Estate Database)
Banking Details for payment of fees as follows: Pretor Estates (Pty) Ltd, FNB Cheque Account, Church Square, Acc No: 51424279408, Branch Code 251445; Ref: SWKB42015X
NB: Please attach the proof of payment in this regard and email to MadeleineL@pretor.co.za