



MEMBER FFC NO. _____

SELLER MANDATE

I/We _____ ("the seller")
Grant to you _____ ("the agent")
The authority and right to sell the following property:
Stand/Unit Number _____
Suburb _____
Situate _____ ("the property")

on the following terms and conditions:

- 1. The mandate hereby granted shall be:
1.1 An open mandate, that is, an authority to sell the property not limited to one agent, where commission is payable to the agent whose buyer's offer is accepted ;Or:
1.2 A sole and exclusive mandate, that is, a mandate precluding all others except the Agent from selling the property;
(NB Please tick one of the appropriate mandates.)
2. The purchase price shall be R _____ (_____)
Or such lesser sum as the seller will accept
3. Occupation of the property shall be given to the purchaser on the _____
4. The commission payable by the seller to the agent shall be ____% (plus value added tax) and shall be paid upon registration of transfer of the property.
5. The period of the mandate shall commence on the date of signature hereof and shall terminate at 17h00 on the _____20____
6. Transfer of the property shall be affected by the seller's conveyancers.
7.1 The seller undertakes to accept an offer submitted by the agent from an able and willing purchaser, should such an offer comply substantially herewith.
7.2 Should the seller refuse to accept such an offer, the seller shall nevertheless be liable to pay damages equivalent to the agent's commission set out in paragraph 4 above.
8. Obligations of the agent:
8.1 The agent acknowledges that s/he acts for and on behalf of the seller.
8.2 The agents shall at all times keep confidential any information furnished by the seller, which the seller requires to be withheld from prospective buyers.
8.3 The agent shall forthwith submit to the seller all offers received for the property.
8.4 The agent shall after the conclusion of the agreement forthwith submit the agreement of sale to the conveyancers and shall furnish the seller with a progress report on the transfer procedure on a weekly basis.
8.5Should the agent breach his/her obligations in respect of the mandate, then in such event the seller shall be entitled to revoke this mandate upon 7 (seven) days written notice delivered to the agent, requesting rectification of the breach, and the agent's failure to rectify such breach.
11. Other conditions:

Signed at _____ on / / 201

Seller/ Owner Agent/ Representative