

**Quotation and pre-agreement statement**

The Standard Bank of South Africa Limited (Registration number 1962/000738/06) (the "Bank") A registered credit provider (Registration number NCRCP 15) Postal Address: HOME LOANS OFFICE P O BOX 1338 CAPE TOWN  8000  Contact telephone number: 0860 123 001 Date: 2019-04-25	Applicant(s): MR. RT AND MRS. S FITCHAT Identity/registration number(s): 8412285132089  Physical address: 33 BRACKEN ST  BRACKENFELL 7560  Home telephone number: Work telephone number: 021-4652637
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Originator Name	:OOBA
Originator Reference No	:1255221

Application number	:6155404
Bond account number	:532458591

<b>Principal debt</b>	<b>:R 2 306 037,50</b>
<b>Principal debt is made up of</b>	
Loan amount	:R 2 300 000,00
Initiation fee (Inclusive of VAT)	:R 6 037,50

<b>Total cost of this agreement (Inclusive of VAT)</b>	<b>:R 5 087 168,70</b>
<b>Total cost of this agreement is made up of</b>	
Principal debt	:R 2 306 037,50
Total service fee over the term of the loan (Inclusive of VAT)	:R 16 560,00
Total interest over the term of the loan (non- VATable)	:R 2 653 242,40
Total Credit Life Insurance over the term of the loan (non- VATable)	:R 0,00
Total premiums of insurance over the Property(ies) over the term of the loan (non- VATable)	:R 111 328,80
<b>Credit Cost Multiple</b>	<b>:2.21 times</b>
This amount represents the ratio of the Total Cost of Credit in relation to the Principal debt and is calculated as follows: total cost of credit divided by the Principal debt	

Monthly service fee (inclusive of VAT)	:R 69,00
Weighted Average Interest Rate (non-VATable)	:8.963
First amount	:R 0,00 - R 1 800 000,00 @ 8.93% pa
Balance of the loan	:R 1 800 000,00 - R 99 999 999,00 @ 9.08% pa
Registration amount	:R 2 300 000,00
Term of Loan	:240 months
Initial monthly repayment	:R 20 638,51
Insurance premium (quotation)	:R 463,87
Credit Life Insurance premium (quotation)	:R 0,00
Estimated replacement value of property	:R 2 057 770,00
Property description	:ERF 15152 BRACKENFELL
Details of the property (type and area)	:ORDINARY RESIDENTIAL
Purchase price	:R 3 000 000,00 purchased on 2019-04-17
Retention amount	:R 0,00

### Special conditions

- The mortgage bond registration costs may not be debited to the Home loan account.
- The bond registration attorney must provide us with the following before registration: 1. The customer's present and future residential and postal addresses as well as all available contact details (work, home and cellphone numbers, and email address); 2. any contact details of a relative or friend of the customer (work, home and cellphone numbers).
- This loan has been granted in terms of the intended use and occupation of the property as declared by you. The loan is conditional on us obtaining an original declaration for this purpose prior to registration confirming the intended use and occupation of the property.

*Theo Fitchat* S.Fitchat

- In terms of the Financial Intelligence Centre Act, No. 38 of 2001 and its regulations, we are required by law to verify your identity and residential address details. The nominated bond attorneys will verify this information on our behalf. Please ensure that you present your original identity document or passport and a recent account statement or correspondence reflecting your name and residential address to the conveyancer when you sign the mortgage bond documents. You are also requested to furnish us with your income tax registration number and source of income/funds which you expect to use in concluding the transaction or transactions in the course of the business relationship.
- Should any information to the contrary come to our attention, we reserve the right to review our decision in the granting of the loan.
- Debit order to be loaded from a local transactional account.
- The mortgage bond will stipulate that we secure an additional sum. The additional sum, equivalent to 25% of the bond amount, and registered in terms of the bond, is the amount which will never be advanced to you in cash. It represents further security (cover) for us for situations where we are obliged to pay amounts, for which you will be liable, on your behalf such as for the preservation of the property, rates and taxes, legal costs, advertising charges etc. The registration of an additional sum is standard practice in the industry.
- The bond originating channel is: OOBA and the bond originating region is: CAPE TOWN.
- If you have been granted a housing allowance/ subsidy from your employer, you must sign a debit order for the full repayment. However the Bank will only debit your account each month with the difference between the full repayment and the housing allowance/ subsidy granted by your employer.
- Should you elect to cancel your home loan agreement with us, we will charge early termination interest which is equal to the difference between 3 months and any notice period you have given us. Upon request of the cancellation figure by you or your attorney, we will issue you with the amount needed to settle your bond upon cancellation. This figure will include the balance outstanding, plus any fees or charges due to us up until the cancellation date plus early termination interest. Please note that you are required to pay your monthly instalments up until the cancellation date. Failure to pay these instalments will result in additional legal fees being charged to recover any arrear instalments. Please note that if you give the bank 90 days notice and it expires prior to your bond going under cancellation, you will be required to submit notice again.
- The Bank reserves the right to withdraw if the above mentioned mortgage bond has not been registered within 120 days after the approval of the home loan. The appointed registering attorney will be responsible to confirm your intention to proceed with the registration.
- The Attorneys will ensure that all natural persons understand the cost of credit by conducting NCA customer education. Furthermore, the grant quotation must be signed by the customer and attorney to serve as confirmation that NCA customer education was completed at the attorney's office. Once the NCA customer education process has been completed, the attorney must send the signed grant quotation to Standard Bank before lodgement. The signed grant quotation must be sent to us together with the FICA documents. Attorneys may not proceed to lodgement before receiving a proceed to lodgement (MT21) message from Standard Bank.
- You must give us, before registration of your mortgage bond, a copy of the electrical compliance certificate for the property, which must be in a form acceptable to us.

**Conditions for ERF 15152 BRACKENFELL**

- NO CONDITIONS APPLICABLE

## General conditions

- The bond registration costs and transfer fees may not be debited to the bond account.
- The Financial Intelligence Centre Act, No 38 of 2001 and its regulations require us to confirm your identity and street address.
- We may review our decision to grant you the loan.
- Should you choose to cancel your home loan agreement with us after the bond has been registered, we will charge you early termination interest, which is equal to the difference between three months and any notice period you have given to us.
- We agree to grant you the loan subject to the conditions in the Home Loan Credit Agreement.
- You must sign acceptance of the cost of credit and the terms and conditions at the attorneys.
- If we discover that you have given us wrong information or that you did not meet the conditions of this loan, we may cancel the bond application any time before it is registered.
- The service fee quoted may change if the bond is registered after our yearly price review on 1 January.
- The interest rates quoted herein are subject to change, should there be a change in the home loan base rate or the risk profile of your application/property.
- We will not grant you the loan if you have applied for debt review or if you are under debt review.

This quotation and pre-agreement statement is given to you subject to you not applying for or taking up any additional credit with an credit provider before you sign and accept the full agreement, comprising of the Cost of Credit (Part A) and the terms and conditions (Part B), which will be provided to you at the bond registration attorney's offices.

This quotation is valid for a maximum of five (5) business days.

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The Standard Bank of South Africa Limited  
 (Registration number 1962/000738/06) (Bank)  
 A registered credit provider (Registration number NCRCP 15)  
 VAT Registration number 4100105461  
 P O BOX 4365 JOHANNESBURG  
 Contact telephone number: 0860 123 001

**Quotation and pre-agreement statement**

Date : 2019-04-25  
 Bond account number : 532458591  
 Account Name : MR RT FITCHAT AND MRS S FITCHAT

**Principal debt** : R2,306,037.50

**Principal debt is made up of**

Loan Amount : R2,300,000.00  
 Initiation Fee (inclusive of VAT) : R6,037.50

**Total Cost of agreement (Inclusive of VAT)** : **R5,087,168.70**

**Total Cost of Agreement is made up of**

Principal Debt : R2,306,037.50  
 Total Service fee over the term of the loan (inclusive of VAT) : R16,560.00  
 Total interest charges over the term of the loan (non-VATable) : R2,653,242.40  
 Total Credit Life insurance premiums over the term of the loan (non-VATable) : R0.00  
 Total premiums of insurance over the Property(ies) over the term of the loan (non-VATable) : R111,328.80

**Credit Cost Multiple**

This amount represents the ratio of the Total Cost of Credit in relation to the Principal debt and is calculated as follows: total cost of credit divided by the Principal debt : 2.21 times

Monthly service fee (Inclusive of VAT) : R69.00  
 Weighted Average Interest Rate (non-VATable) : 08.963 %  
 First Amount : R1,800,000.00 @ 8.930% pa  
 Balance of the Loan : R500,000.00 @ 9.080% pa  
 Registration amount : R2,300,000.00  
 Term of Loan : 240 Months  
 Initial monthly repayment : R20,638.51  
 Insurance premium (quotation) : R463.87  
 Credit Life Insurance premium (quotation) : R0.00  
 Estimated replacement value of property : R2,057,770.00  
 Property description : ERF 15152 BRACKENFELL  
 Details of the property (type and area) : ORDINARY RESIDENTIAL  
 Retention amount to be held : R0.00  
 Registering attorney : Bellingan Muller Attorneys  
 Registering attorney contact details :

**General conditions:**

- **It is a requirement of your loan that you take out insurance over the Property.**
- The bond registration costs and transfer fees may not be debited to the bond account.
- In terms of Financial Intelligence Centre Act, No 38 of 2001 and its regulations, we are required by law to verify your identity and residential address details.

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- We reserve the right to review our decision in granting of the loan.
- It is a condition of your home loan that a debit order instruction is signed.
- Should you elect to cancel your home loan agreement with us, we will charge early termination interest which is equal to the difference between three months and any notice period given to us.
- This loan is granted subject to the conditions listed in the Home Loan Credit Agreement.
- You will be required to sign acceptance of the cost of credit and the terms and conditions at the attorneys.
- Mortgage bond terms and conditions apply.
- We are entitled to recover default administration costs and collection costs as stipulated by legislation if you default on your home loan repayments.
- We have the right to withdraw from any application at any stage prior to registration of the bond in the event that incorrect information is discovered or if any of the conditions are not fulfilled.
- Should the registration of the mortgage bond occur after our annual price review on 1 January, the service fee may change.
- The costs as stipulated in this document can change during the term of the agreement as a variable interest rate is applicable to the outstanding balance, and fees and charges may change from time to time
- The loan contemplated in the agreement will not come into effect if you apply for debt review or if you are under debt review
- The loan is granted subject to you not applying for or taking up any additional credit with any credit provider before you sign and accept the full agreement.

**Declaration:**

I/We the undersigned

RUBEN THEODOR FITCHAT

SONET FITCHAT

confirm that the financial implications and costs related to my home loan have been explained to me and that I fully understand and accept the quotation.

Signed at           Cape Town           on           30 April 2019          



Signature of/on behalf of the applicant

          N/A          

Signature of/on behalf of the applicant



Signature of co-applicant

Signed at \_\_\_\_\_ on \_\_\_\_\_

\_\_\_\_\_  
Signature of attorney

