

M.C.Monthly

Issue 20

M.C. van der Berg Incorporated – Your Property Attorneys
The Newsletter with a difference

Special Edition

M.C.Monthly

Since 2012 we have distributed this newsletter in printed format, and the readers of our newsletter know by now that it contains useful bits of information for estate agents.

Various agents have approached us and requested that we also email the newsletter electronically to enable them to send it by email to sellers and purchasers.

As from March 2014, we will therefore also distribute the e-M.C.Monthly (electronic version).

Like everything else we do, this newsletter will also be unique and exciting.

Obviously, the main purpose of the newsletter will be to keep you abreast of the latest developments in property law.

Each newsletter will therefore contain short, simple, to the point, digestible bits of information you will be able to polish off between your first and second cup of coffee.

Like any good newsletter, this one will also contain a joke, a cartoon, a witticism, a photo, a snippet about our staff, as well as a contribution about our social project.



*Fltr: Nicole Rokebrand, Tiaan (M.C.) van der Berg,
Vernée Roets, Sonja du Toit, Annelé Odendaal and Rich Redinger*

MC²Agent

In the past two years most of our agents have become accustomed to our MC²Agent, a weekly electronic email containing contentious and current issues written in a readable, easy to understand, and sometimes tongue-in-cheek style.

You can save these MC²Agents for future reference or you can find them on our website at www.mcvdberg.co.za under “MCLibrary - [MC²Agent](#)”.

MCVideo's

For your convenience, we have created the below-mentioned videos and trust that these tools will be a valuable asset to you as agent.

[MCPromotionalVideo](#): a short video about the wide-ranging services M.C. van der Berg Incorporated renders.

[MCPurchasersVideo](#): a short, but detailed visual explanation of the MCPurchasersGuide. An absolute must for the prospective purchaser before he/she makes an offer to purchase a property.

[MCSellersVideo](#): a short, but detailed visual explanation of the MCSellersGuide. This is also a must for the prospective seller before he/she accepts an offer to purchase. These videos are readily available at www.mcvdberg.co.za as well as at our MC-Mobisite at www.mcvdberg.mobi.

You will now find it even easier to provide essential information to purchasers and sellers before they enter into an agreement.

The valuable information in these videos will not only benefit your prospective seller or purchaser but will also eliminate endless frustration for you as the agent and protect you legally.

Our MCGuides

MC. van der Berg Inc. endeavours to provide our clients with understandable, contextualised and relevant information at the appropriate time.

This pursuit was the reason for our various MCGuides, each one drafted and designed to provide the relevant legal information a client will need.

These guides are all written in simple legal language. We have furthermore highlighted all the critical, must-read portions for quick referencing.

The MCGuides will result in smoother deals, remove a lot of frustration and protect you since we have added all the legal information you should disclose to your clients in terms of the Consumer Protection Act.

All the MCGuides are easily accessible in the palm of your hand on your smartphone. Take a look at our MC-Mobisite at www.mcvdberg.mobi whenever you need information.

For easy access to all our guides, you can visit our website at www.mcvdberg.co.za and use the search function to find a specific topic.

MC Sellers Guide

The MCSellersGuide contains very important information a prospective seller requires, and discusses the risks, duties and pitfalls to be considered when he/she decides to sell his/her property.

It is imperative that your seller takes note of the contents thereof when you list the property thus before the seller accepts an offer.

You are also welcome to contact us for a free printed copy of this guide.

Several agents have already introduced this guide successfully to the market, and after this tool was launched, we received overwhelmingly positive feedback.

MCPurchasersGuide

The MCPurchasersGuide contains all the necessary legal information a prospective purchaser requires and discusses all the risks, duties and pitfalls the purchaser should consider before making an offer to the seller.

Please refer your prospective buyers to our MCPurchasersGuide on our website at www.mcvdberg.co.za. This will provide your prospective purchasers with valuable information and prepare them for the legal process they will have to follow.

MCQuickGuide

Ignorance by both purchasers and sellers regarding the transfer process as well as the accompanying pitfalls and risks can be the cause of much frustration. It is therefore imperative to inform them properly about these procedures and processes and to manage their expectations in this regard.

The MCQuickGuide is a generic document written for the Purchaser and the Seller and sets out the transfer process from the moment the offer is accepted by the seller to the registration process in the deeds office and settlement and eventual delivery of the registered documents.

This guide also refers to our feedback system to ensure that our clients and agents are always informed about the progress of their transactions.

We will therefore email this guide to your purchasers and sellers as soon as we have received your instruction to handle the property's transfer.

MCBondGuide

The MCBondGuide explains the procedures, legal terms as well as the meaning and extent of all the documents the client will sign at our office if we receive an instruction from the bank to register a bond.

As these procedures and documents differ from bank to bank, we have adapted this guide for the various banks, namely ABSA, FNB, Nedbank and Standard Bank.

We proudly serve on the bond registration panel of all of the above banks.

Website

We are excited to inform you that we have transformed and enhanced our website radically.

Apart from changing the look and feel to represent and reflect our unique character, the website is also more interactive, informative, fun and we have added user-friendly tools which you will find particularly useful.

Visit www.mcvdberg.co.za and click on the “Home Page” to read more about us and our values.

Click on “Meet the Team” to find out why we are unique and meet our dedicated and enthusiastic team.

Take a look at the professional “services” we currently render. “Can We Assist?” is your opportunity to ask any burning question. “MCares” will give you a glimpse into our social responsibility program.

“Contact Us” is a user-friendly page where you can find our contact details, make contact with us, and access the map and directions to our office.

If you need an addendum, annexure or clause you may find it on “MC Agent’s Tools”.

Find our latest “MC²Agent” (our instructive weekly e-mail) and “M.C.Monthly” (our newsletter) as well as the previous issues in “MCLibrary”.

For comprehensive information, view our MCPuchasersGuide, MCSellersGuide, MCQuickGuide and MCBondGuide. Use our “MCCostCalulator” for your quotation on the legal cost.

Take the time to watch our custom designed MCVideos created for your prospective sellers and purchasers.

For the lecture dates at our well-known MCademy, click on the [Lecture Dates](#) icon under MCLibrary at www.mcvdberg.co.za to book online. The course material of the lectures and summary is also available here. Visit our website at www.mcvdberg.co.za to book online and secure your seat.

Take time and “Rate us”. We appreciate your comments.

We trust that you will find our website just as unique as your experience with us.

A site to be seen!

MCademy - Practical training by Practitioners

MCademy is our in-house training facility where we teach relevant legal topics to estate agents in a practical and understandable way.

We have also launched our new MCRookie training, a two-day practical seminar designed especially for rookies. The training has been received with enthusiasm and we have received positive feedback.

The dates and subjects of all the lectures are available on our website. After attending one of these courses, you will receive a certificate acknowledging your attendance.

If you would like to become one of the many well-informed estate agents who have attended these free lectures, you can simply book your seat online on our website at: www.mcvdberg.co.za/Mcademy or you can send an email to mcademy@mcvdberg.co.za. All the course dates and topics are available on our website.



MC-Mobi

Information in the palm of your hand.
www.mcvdberg.mobi

Nowadays, smartphones are essential technology for any agent who wishes to be successful. If you do not have a smartphone yet, you should seriously consider getting one as soon as possible. Clients want answers and they want it immediately. We have therefore developed our MC-Mobisite (a website adapted for smartphones) to give you the competitive edge.



Load and save the MC-icon on your smartphone's home page to impress your clients with accessible information in the palm of your hand.

OPTION 1: Type in www.mcvdberg.mobi on your smartphone's browser.

or

OPTION 2: Sms the word LAW to 45139 (cost R1.00).

or

OPTION 3:



Scan the QR-code with your QR scanner.

In future, you need only to click on the MC-icon to access our MC-Mobisite immediately.

On this MC-Mobisite you will find everything you need at the click of a button, from the MCostCalculator to our MCGuides and MCVideos.



Find us on
Facebook

[Click here](#)

www.facebook.com

We are delighted to inform you that M.C. van der Berg Incorporated has now joined the Facebook family. We would like you to join our Facebook friends to see all our social and other activities.



Follow us on
Twitter

[Click here](#)

www.twitter.com

Follow us on twitter and become part of our social circle. Read our opinions on social and newsworthy events and find interesting snippets to enliven your thoughts.

MCostCalculator

We have added a very useful function to our website and MC-Mobisite, namely two easy-to-use cost calculators. Simply click on the "MCostCalculator" icon and choose either the option;

- Transfer Cost: "What is the cost to register a property?"

or

- Bond Cost: "What is the cost to register a bond?"

Key in the purchase price of the property or the relevant bond amount and a quotation will be calculated immediately. You can then print or email it to your client directly (a new function available on the website only).

Scroll over the icon and you will find a description and reason for each cost component.

Hyperlinks

For more information on the below-mentioned, click on the hyperlinks or visit our website on:

www.mcvdberg.co.za.

MCGuides

[MCSellersGuide](#)

[MCPurchasersGuide](#)

[MCQuickGuide](#)

[MCBondGuide](#)

Tools

[MCSellerVideo](#)

[MCPurchaserVideo](#)

[MCPromotionalVideo](#)

[MCostCalculator](#)

www.mcvdberg.mobi
www.mcvdberg.co.za

MCNewsletters

[M.C.Monthly](#)

[MC Agent](#)

MCademy

[Lecture Dates](#)

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