

ADDENDUM TO OFFER TO PURCHASE

OFFER TO PURCHASE DATED: 9 DECEMBER 2020

SELLER/S: SHADLEY TANSWELL ABRAHAMS

PURCHASER/S: MZIMHLE SAKILE MOSIWE

PROPERTY: UNIT 404 ASHWOOD CENTRE - 29 PARKLANDS MAIN ROAD

ERF NUMBER: 4709

Notwithstanding the provisions in the abovementioned Offer to Purchase:

3. PURCHASE

The purchase price shall be the sum of **R1 100 000**

[One Million One Hundred Thousand Rand] (in words) payable as follows:

3.1 The Purchaser shall pay a deposit of 10% (ten percent) of the purchase price, being R **N/A** [] (in words) upon acceptance of this offer to the Agency, such deposit to be held in trust, pending transfer, in an interest bearing account, the interest thereon accruing to the Purchaser.

3.2 The balance of the purchase price shall be paid in cash to the Conveyancer against registration of transfer or such earlier time as may be required by the Conveyancer.

3.3 Upon request by the Conveyancer or the Seller, the Purchaser shall supply written guarantees by a financial institution in a form acceptable to the Conveyancer securing payment of the purchase price upon registration of transfer.

4. MORTGAGE

This offer is subject to the Purchaser's application for a loan being approved by a bank or other financial institution on its standard terms and conditions for an amount of R **R1 100 000** (**One Million One Hundred Thousand Rand** (in words)) or such lesser amount as may be acceptable to the Purchaser by no later than **31 March 2021** (insert date). Such loan/bond shall be applied for forthwith by the Purchaser to a Bank or Financial Institution and approval must be confirmed in writing by such Bank or Financial Institution by no later than the date as aforesaid, or within such extended period as the Seller may in his sole discretion allow. The Purchaser shall provide the Agent and/or Agency with all the information and/or documentation required by the financial institution(s) for the purposes of considering and/or approving such bond application. The Purchaser undertakes to take all reasonable steps and sign all documents and/or consents which may be required for the purposes of obtaining the aforementioned loan/bond and binds his utmost good faith in pursuing all reasonable bond finance. The Purchaser furthermore undertakes to sign, when called upon to do so, all documents and/or applications in pursuit of such loan both before and after bond approval.

Save and except for the foregoing amendment, the remaining terms and conditions of the Agreement concluded by the parties, shall remain of full force and effect.

SIGNED AT _____ ON THIS _____ DAY OF _____ 20____

WITNESS

PURCHASER

SIGNED AT _____ ON THIS _____ DAY OF _____ 20____

WITNESS

SELLER

WITNESS

SELLER