

Estimated Monthly Municipal Fees and Possible Levy for a vacant stand - book year July 2021 - June 2022	Britannica Heights	Britannica Heights
Development name	BH	BH
InfoProp Web Listing Number	RL8488	RL8488
Erf number	2786	2786
Asking Price	R 755 000	R 755 000
Erf Size (sqm)	1101	1101
Municipal Rates per Month	R 232,07	R 232,07
Water Availability	R 150,00	R 150,00
Central Sewerage Availability Fee	R 284,67	R 284,67
Vacuum Tank Availability Fee	R -	R -
Refuse Removal Availability Fee	R 82,52	R 82,52
VAT on above (RATES is VAT exempt)	R 77,58	R 77,58
Projected Municipal Bill per Month	R 826,83	R 826,83
Levy if applicable	R -	R -
Total Monthly cost including Levy	R 826,83	R 826,83
Analysis of Total cost to acquire the property:	<u>CASH OPTION</u>	<u>BOND OPTION</u>
Offer Price	R 755 000	R 755 000
Deposit (normally due within 5 SA business days)	R 75 500	R 75 500
Bond (if applicable) normally 60% on vacant land	R -	R 453 000
Bond registration fees (estimated)	R -	R 18 500
Transfer fees at offer price	R 25 400	R 25 400
3 months pro-rata municipal services (Sellers only)		
2/3 months pro-rata Estate Levy	R -	R -
HOA Consent Fee	R -	R -
Cash Balance not covered by Bond and Deposit	R 704 900	R 270 400
Projected total acquisition cost	R 780 400	R 798 900
Total cash required:	R 780 400	R 345 900
Cashflow:		
Deposit (normally due within 5 business days)	R 75 500	R 75 500
Registration and bond fees before registration	R 25 400	R 43 900
Municipal and Estate Levies and HOA Consent Fee	R -	R -
Balance of purchase price before registration	R 679 500	R 226 500
Thus CASH portion needed for Purchase	R 780 400	R 345 900
Financial Institution provides the bond amount	R -	R 453 000
Sum Total	R 780 400	R 798 900