

BERG EN DAL ESTATE

APPLICATION TO REGISTER AS AN APPROVED ESTATE AGENCY



NAME OF ORGANISATION : _____

CONTACT DETAILS : _____

The above organisation wishes to register those of its agents whose ID details and Fidelity Fund Certificates are attached to this application.

COMPLIANCE TRUSTEE
PETER THOMAS
082 558 2817
landscape.bergendal@gmail.com

ESTATE MANAGER
TOM STEWART
083 626 7707
estatemanager@bergendalestate.co.za

By registering as an approved Estate Agency, and its authorised Agents, the Company:-

1. Confirms receipt of: The Constitution, Homeowners Booklet, Architectural Regulations and the Contractors Code of Conduct. With regard to the Architectural Regulations and prior to transfer, the Agent must ensure that the Client is fully aware of the height restrictions on the property being purchased. The buyer should contact the Building Compliance Trustee, who will clarify and confirm such height restrictions in writing
2. Is aware that before any transfer can take place a Clearance Certificate will be required and will only be issued if all levies have been paid
3. Is aware that a purchaser is required to become a member of the Berg en Dal Home Owners' Association (HOA)
4. Is aware that business activities are not permitted on the Estate unless a special exception has been granted in writing by the Board of Trustees; letting of rooms, portions of building or the entire building by the night (B & B's) is absolutely prohibited. Lettings shorter than 2 months are also prohibited
5. On showdays – The Agency must ensure that the Owner of the Property confirms with the Estate Manager ahead of the Showday, the date of the Showday and the name of the Agent involved
6. Confirms that the Agent will accompany each and every client from the gate into the Estate and when leaving to and from showhouses
7. Understands that no boards, "For Sale: and/or "To Let" may be erected in the Estate
8. Understands that "On Show" boards are permitted on the day, but must be removed at the end of the day
9. Will not permit any advertisements, flyers or similar material for property transactions to be delivered to properties within the Estate. They may be left at the Guardhouse for deposit into mailboxes
10. Will, by virtue of registration as an Approved Agency, enjoy easier and speedier access to the estate; to ensure this, Berg en Dal must be in possession of their current Fidelity Fund Certificate. The Estate Manager must be informed when an agent ceases to be employed by the company
11. Accepts that the Berg en Dal Home Owners Association reserves the right not to approve an application as well as to revoke an approval. Registration must be renewed annually.

SIGNED ON BEHALF OF THE AGENCY : _____

DATED : _____

APPROVED FOR REGISTRATION: CHAIRMAN OF THE HOA: _____