Midteam Real Estate cc
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Registration No: 2006/099096/23 | Vat Registration No: 4340228693 | Fica No: 19332

OPEN MANDATE

I / We / Trust / CC / Pty (Ltd) Lowinda Jaquire

Herein represented by, ...

ID Number/s: ..... ID Number/s: .....

Registration Number: .....

Being the registered owner/s (The Seller) of the property herein described as; Erf No: .....

Physical Address: Stand 1089, 2SS Farmstead Drive

Suburb: Heritage Hill Estate, Louwlardia Ext: X48

1) The Seller hereby irrevocably instructs Midteam Real Estate to market and procure a Purchaser for the abovementioned property for the sum of

R 3 800 000,00

(Three million eight hundred thousand rand) or such price as mutually agreed upon between the Seller and the Agent.

2) The appointment date shall be the date of signature and shall continue until the property is sold or cancelled.

3) The Seller agrees to pay Midteam Real Estate a professional fee of ~~5%~~ 3% plus vat of the gross selling price, upon registration of transfer.

4) The Seller hereby grants Midteam Real Estate authority to erect a 'For Sale' sign on the property for the duration of the appointment period.

5) The Seller declares and confirms herewith that he/she/they have the necessary legal authority to appoint Midteam Real Estate.

6) The SELLER accepts responsibility to arrange that the pre-sale inspection takes place together with complying to any prerequisites that the Home Owners Association might require to enable the property to pass the inspection. The SELLER acknowledges being aware of the fact that the pre-sale inspection must be passed before the home owners association will issue the clearance certificate. Any costs incurred thereto will be payable by the SELLER.

7) The Agents undertakes to market the Sellers property in accordance with the Marketing Plan as set out below, failing which the Seller can cancel the Dual Mandate after giving the Agent 14 (Fourteen) days written notice: **Marketing Plan: Open Mandate:**

Initial/Parafeer.....

In accordance with the Estate Agents Affairs Board's Code of Conduct, we hereby outline and commit to the following Marketing Plan over the property described above and in accordance with the conditions as set out in the Authority

to Sell referred to herein.

1. A "For Sale" sign will be erected outside your property.
2. Your property will be listed on Midteam's website, www.midteam.co.za.
3. Your property will also be listed on Private Property, Property 24, and other related websites within 48 hours of signing the Mandate.
4. Our large and experienced team of Agents will be introduced to your property therefore expanding the sales effort by utilising the network of potential buyers of each Agent.
5. We endeavour to arrange viewings by appointment only. Should it be absolutely unavoidable and/or necessary for the effective marketing of your property it may occur that the notice period for an appointment will be short.
6. We undertake to give you regular and honest feedback with respect to the buyers who viewed your property.
7. Show Houses are held every weekend from 9:00 to 17:00 from our 2 offices situated in the two shopping centres in Midstream Estate and include a show brochure which is distributed in and around the estate.
8. We commit to upholding a high level of service once the transaction has been concluded and will as such assist in the process until it has reached its fruition.

If Midteam Management Services does not uphold the promises as set out in the above Marketing Plan and there is just cause to cancel this Mandate, then the owner may cancel, as set out in the mandate with the understanding that any marketing promoting the property will be ceased at the time of cancellation.

We look forward to presenting you with a Sales Agreement in the near future!

Signed at midstream this 13/11/2026 day of .....

Owner/s: ..... Agent: .....