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Our Reference: J Mayne/Ilze/Londeka/43A280200

19 November 2021

**MR. A.C. & MRS. L.EE. RADUE
PLOT 40
WELLINGTON ROSETTA
MOOI RIVER
3300**

Dear Mr. & Mrs. Radue

**BOND BY MR. A.C. & MRS. L.EE. RADUE IN FAVOUR OF ABSA BANK LIMITED
OVER PORTION 334 OF THE FARM SPRING VALE NO 2170**

We have received instructions to attend to the registration of the above-mentioned bond.

We confirm your telephonic advices that you are satisfied with both the interest rates and bond amount granted to you by the abovementioned institution.

As our client requires that the bond be registered with the minimum of delay; kindly email the following documents as a matter of urgency;

1. copy of your green bar coded identity document;
2. copy of your marriage certificate;
3. if married out of community of property, copy of your Antenuptial Contract;
4. Proof of Residential Address; **(not older than 2 months)**
5. Proof of your income Tax Number – we accept the following documents a) Latest Payslips; b) IRP 5; c) Correspondence from SARS.
6. if divorced, copy of the Final Divorce Order and Deed of Settlement.
7. copy of your bank statement / cancelled cheque to verify the account details of the nominated account for the deductions of your monthly debit order.

PLEASE NOTE THAT WE WILL REQUIRE THE ORIGINAL DOCUMENTS WHEN YOU ATTEND TO OUR OFFICES FOR SIGNATURE OF YOUR BOND DOCUMENTS

Randles Incorporated Reg. No.1996/014267/21
In association with Maseko, Mbatha & Associates

Directors: Gavin John McLachlan, Joanna Mayne, Ayisha Gori Noorgat
Alan Alfred van Lingen

Consultant: Andrew John Fisher

Howick Office: Shop 3 Yard 41 4 Karkloof Road, Howick
T: 033 330 3606 E: howick@randles.co.za

Durban Office: 1st Floor Mansion House, 12 Joe Slovo (Field)
Street, Durban
T: 031 301 0726 E: durban@randles.co.za

These documents are required before we can prepare your documents for signature. If you have recently submitted these documents to our offices, please advise us accordingly.

We enclose herewith our statement of account which amount is fully payable on or before date of **LODGEMENT** in the Pietermaritzburg Deeds Registry. Please note that we are unable to proceed with the Bond until all fees (including Transfer fees if relevant) are paid in full.

We also enclose a CLIENT INFORMATION SHEET for completion and submission to our offices with your fica documents.

SPECIAL CONDITIONS

1. Life insurance with the option of disability cover is compulsory on your life

- We confirm your telephonic advices that you have taken life cover with **Guardrisk** and kindly request that you please furnish our offices with a copy of the said policy.
- Please note that the policy must cover the full loan amount of **R945 000,00** and Absa Bank's Interest must be noted as Mortgagee under account number **8091414002/001**

2. Borrower's education certificate to be provided before registration

- Please note that training is compulsory and we kindly request that you please attend same as soon as possible and furnish our offices with your certificate of completion.
- Absa Bank's Vendor will contact you directly to schedule an appointment to attend the virtual training.

3. Property Insurance

- Please furnish our offices with a copy of your **Guardrisk** Property Insurance to enable us to note the Cession ifo Absa Bank.

4. Concession Interest Rate

- You will qualify for **0.25%** concession on your variable interest rate if you open an Absa Cheque Account and sign a debit order to pay our Home Loan from this account.
- The concession will apply for as long as your Home Loan account remains up to date, your Home Loan repayment is made from your Absa Cheque Account and you deposit at least R3 000.00 (Gold) and (Premium) or R35 000.00 (Private Banking) into your Absa Cheque Account monthly.
- We confirm your advices that you will be taking the said offer and kindly request that you please furnish our offices with confirmation of your new Absa Bank account details

5. Cash Back

- You qualify for a R5 000 cash back on your home loan on condition you open or have an existing Absa cheque account and sign a monthly debit order to pay your Home Loan from this account.

We trust you find same to be in order and look forward to receiving the required documents herein.

Yours faithfully



PER: J. MAYNE
RANGLES INCORPORATED

ENQUIRIES: Ilze Buys
Email: ilze@randles.co.za
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