



MOSSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

Association incorporated under section 21 of the Companies Act 1973 (as amended)

P.O. Box 567 • MOSSSEL BAY 6500 • Western Cape • South Africa • Tel: 044 691 3054 • Fax: 044 691 1520
E-Mail: status2@status-mark.co.za • Website: www.mosselbaygolfestate.co.za

MOSSSEL BAY GOLF ESTATE

REQUIREMENTS AND RULES FOR ESTATE AGENTS TO WORK ON THE ESTATE

REGISTRATION REQUIREMENTS

- Register with the Managing Agency
- Provide Fidelity Fund Certificate of the Agent
- Provide Fidelity Fund Certificate of the Principal / Firm
- Provide Letter of Employment of the Agent from the Principal
- Undergo an Induction Session at the Managing Agent's Office
- Sign all necessary documents at the induction session.
- Pay R150,00 for gate access card per person (HOA)
- Pay R100,00 for Administration Fees (Managing Agent)
- Registration must be renewed annually.

RULES

- Access can only be obtained through the contractor gate at Church Street.
- Access will only be granted when the gate access card is displayed and the following information has been provided to the security officer: owner's name and address of the property you wish to visit.
- The gate access card is issued to a specific agent and is not transferable.
- Vehicles intending to enter the estate must be clearly marked on both sides with the agency's name and telephone number.
- Agents may only visit the estate for the purpose of negotiating with prospective sellers or bringing prospective buyers to view properties for sale. No estate tours are allowed.
- Agents must meet prospective buyers at the entrance gate and accompany them to the property they wish to view. Prospective buyers may not access the estate with their own vehicles.
- Agents are responsible for the behaviour and conduct of prospective buyers from the time they enter the estate until they leave the premises.

No prospective buyers are allowed to visit the estate on their own. The agent must ensure that the prospective buyers leave the estate with them.

Agents do not have the right to make any concessions regarding the rules of the estate. The agent may not create the expectation that there is a possibility to deviate from the rules. The rules must be conveyed to the prospective buyer in accordance with how the agent received them.

Agents must ensure that each new owner / tenant receives and signs a set of estate rules. Signed rules must be handed over to the Managing Agency before access is granted to the new owners / tenants.

Owners / sellers may not hand over their access mechanisms to new owners / tenants. It is not transferable. Similarly, agents may not use access mechanisms of sellers / current owners to enter or exit the estate.

Agents must ensure that buyers / tenants understand the rules regarding pets and access of workers to the estate. Written authorization for pets must be obtained in advance, and access for workers must be arranged in advance with the estate management.

Agents may not engage in marketing on the estate or go door-to-door, distributing calendars, business cards, pamphlets, etc. This rule also applies to agents residing on the estate.

No advertisement or notice board indicating that a property is for rent or for sale may be placed or displayed in windows, on sidewalks, in yards, or on walkways within the estate. On the day of a property showing, signs and flags may be placed within the boundaries of the property being marketed. No signs or flags may be placed in the gardens of the estate or outside the access gates of the estate. Signs, etc., that are not removed after the showing event will be confiscated.

Agents who disregard any of these requirements / rules may have their access to the estate cancelled immediately.

(SIGNATURE OF AGENT)

(FIRST NAME / SURNAME)

(SIGNATURE OF MANAGING AGENT)

(DATE)

(PLACE)



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MOSSELBAAI GHOLFLANDGOED

VEREISTES EN REËLS VIR EIENDOMSAGENTE OM OP DIE LANDGOED TE WERK

REGISTRASIE VEREISTES

Registreer by Besturende Agentskap

Verskaf Getrouheidsfondsertifikaat van die Agent

Verskaf Getrouheidsfondsertifikaat van die Prinsipaal / Firma

Verskaf agent se Indiensnemingsbrief vanaf Prinsipaal

Ondergaan Induksie-sessie by die Besturende Agent se kantoor

Handel ondertekening van dokumente af tydens die Induksie-sessie

Betaal R150,00 ten opsigte van toegangshek kaart per persoon. (HEV)

Betaal R100,00 ten opsigte van administrasiefooi (Besturende Agent)

Registrasie moet jaarliks hernu word.

REËLS

Toegang kan slegs deur die kontrakteurshek te Kerkstraat verkry word.

Toegang sal alleenlik verkry word indien die hektoegangskaart vertoon word en die volgende inligting aan die sekuriteitsbeampte verskaf is: naam van eienaar en adres van die eiendom wat agent wil besoek.

Die hektoegangskaart word aan 'n spesifieke agent uitgereik en is nie oordraagbaar nie.

Voertuie waarmee u die landgoed wil betree moet aan weerskante duidelik met die agentskap se naam en telefoonnommer gemerk wees.

Agente mag slegs die landgoed besoek vir die doel van onderhandeling met voornemende verkopers of om voornemende kopers te bring om eiendom wat te koop is te besigtig. Geen besigtigingstoere van die landgoed word toegelaat nie.

Agente moet voornemende kopers by die ingangshek ontmoet en na die betrokke eiendom vergesel. Voornemende kopers mag nie met hul eie voertuie toegang tot die landgoed verkry nie.

Agente is verantwoordelik vir die gedrag / optrede van voornemende kopers vandat hulle die landgoed binnekom en totdat hulle die perseel verlaat. Geen voornemende kopers mag alleen die landgoed besoek nie. Die agent moet verseker dat die voornemende kopers die landgoed saam met hulle verlaat.

Agente het nie die reg om enige toegewings te maak ten opsigte van enige reëls van die landgoed nie. Die agent mag ook nie die verwagting by voornemende kopers skep dat daar 'n moontlikheid bestaan om van die reëls af te wyk nie. Die reëls moet aan die voornemende koper oorgedra word in ooreenstemming met hoe die agent dit ontvang het.

Agente moet verseker dat elke nuwe eienaar / huurder 'n stel reëls van die landgoed ontvang en daarvoor teken. Getekende reëls moet aan die Besturende Agentskap oorhandig word alvorens daar toegang aan die nuwe eienaars / huurders verleen sal word.

Verkopers mag nie hulle toegangsmeganismes aan nuwe eienaars / huurders oorhandig nie. Dit is nie oordraagbaar nie.

Agente mag geen toegangsmeganismes van voornemende verkopers, (bestaande eienaars) gebruik om die landgoed binne te kom of te verlaat nie.

Agente moet verseker dat kopers / huurders die reëls ten opsigte van troeteldiere en toegang van werkers tot die landgoed verstaan. Skriftelike magtiging vir troeteldiere moet vooraf verkry word en toegang vir werkers moet vooraf met die bestuur van die landgoed gereël word.

Agente mag nie bemerking op die landgoed doen of van deur tot deur loop of ry om almanakke, besigheidskaartjies, pamflette, ens. uit te deel nie. Die reël geld ook vir agente wat op die landgoed woon.

Geen advertensie- of kennisgewingbord wat aandui dat 'n eiendom te huur of te koop is, mag in vensters, op stoepe, in erwe of op sygaardjies op die landgoed geplaas of aangebring word nie.

Op die dag waarop 'n eiendom geskou word, mag borde, vlae of tekens binne die erfgronse van die eiendom wat geskou word geplaas word. Geen borde, vlae of tekens mag in die tuine van die landgoed of buite die toegangshekke van die landgoed geplaas word nie. Borde, ens. wat nie na afloop van die skoutyd verwyder word nie, sal gekonfiskeer word.

Agente wat enige van hierdie vereistes/reëls verontagsaam, se toegang tot die landgoed kan summier gekanselleer word.

(HANDTEKENING VAN AGENT)

(VOORNAAM EN VAN)

(HANDTEKENING VAN BESTURENDE AGENT)

(DATUM)

(PLEK)