

CONVEYANCING TARIFF GUIDELINES: APRIL 2016

TRANSFER COSTS

BOND COSTS

Purchase Price	Transfer Fees	Vat at 14%	Deeds Office Levy	Total	Transfer Duty	Total Transfer Cost	Bond Conveyancing Fees	VAT 14%	Deeds Office Levy	Total Bond Costs
500 000.00	9 500.00	1 330.00	550.00	11 380.00	0.00	11 380.00	9 500.00	1 330.00	550.00	11 380.00
600 000.00	10 800.00	1 512.00	550.00	12 862.00	0.00	12 862.00	10 800.00	1 512.00	550.00	12 862.00
700 000.00	12 100.00	1 694.00	770.00	14 564.00	0.00	14 564.00	12 100.00	1 694.00	770.00	14 564.00
800 000.00	13 400.00	1 876.00	770.00	16 046.00	1 500.00	17 546.00	13 400.00	1 876.00	770.00	16 046.00
900 000.00	14 700.00	2 058.00	880.00	17 638.00	4 500.00	22 138.00	14 700.00	2 058.00	880.00	17 638.00
1 000 000.00	16 000.00	2 240.00	880.00	19 120.00	7 500.00	26 620.00	16 000.00	2 240.00	880.00	19 120.00
1 100 000.00	16 650.00	2 331.00	990.00	19 971.00	10 500.00	30 471.00	16 650.00	2 331.00	990.00	19 971.00
1 200 000.00	17 300.00	2 422.00	990.00	20 712.00	13 500.00	34 212.00	17 300.00	2 422.00	990.00	20 712.00
1 300 000.00	17 950.00	2 513.00	990.00	21 453.00	18 000.00	39 453.00	17 950.00	2 513.00	990.00	21 453.00
1 400 000.00	18 600.00	2 604.00	990.00	22 194.00	18 000.00	40 194.00	18 600.00	2 604.00	990.00	22 194.00
1 500 000.00	19 250.00	2 695.00	990.00	22 935.00	30 000.00	52 935.00	19 250.00	2 695.00	990.00	22 935.00
1 600 000.00	19 900.00	2 786.00	990.00	23 676.00	36 000.00	59 676.00	19 900.00	2 786.00	990.00	23 676.00
1 700 000.00	20 550.00	2 877.00	990.00	24 417.00	42 000.00	66 417.00	20 550.00	2 877.00	990.00	24 417.00
1 800 000.00	21 200.00	2 968.00	990.00	25 158.00	49 000.00	74 158.00	21 200.00	2 968.00	990.00	25 158.00
1 900 000.00	21 850.00	3 059.00	990.00	25 899.00	57 000.00	82 899.00	21 850.00	3 059.00	990.00	25 899.00
2 000 000.00	22 500.00	3 150.00	990.00	26 640.00	65 000.00	91 640.00	22 500.00	3 150.00	990.00	26 640.00
2 100 000.00	23 150.00	3 241.00	1200.00	27 381.00	73 000.00	100 381.00	23 150.00	3 241.00	1370.00	27 761.00
2 200 000.00	23 800.00	3 332.00	1200.00	28 122.00	81 000.00	109 322.00	23 800.00	3 332.00	1370.00	28 502.00
2 300 000.00	24 450.00	3 423.00	1200.00	28 863.00	90 500.00	119 573.00	24 450.00	3 423.00	1370.00	29 243.00
2 400 000.00	25 100.00	3 514.00	1200.00	29 604.00	101 500.00	131 314.00	25 100.00	3 514.00	1370.00	29 984.00
2 500 000.00	25 750.00	3 605.00	1200.00	30 345.00	112 500.00	143 055.00	25 750.00	3 605.00	1370.00	30 725.00
2 600 000.00	26 400.00	3 696.00	1200.00	31 086.00	123 500.00	154 796.00	26 400.00	3 696.00	1370.00	31 466.00
2 700 000.00	27 050.00	3 787.00	1200.00	31 827.00	134 500.00	166 537.00	27 050.00	3 787.00	1370.00	32 207.00
2 800 000.00	27 700.00	3 878.00	1200.00	32 568.00	145 500.00	178 278.00	27 700.00	3 878.00	1370.00	32 948.00
2 900 000.00	28 350.00	3 969.00	1200.00	33 309.00	156 500.00	190 019.00	28 350.00	3 969.00	1370.00	33 689.00
3 000 000.00	29 000.00	4 060.00	1200.00	34 050.00	167 500.00	201 760.00	29 000.00	4 060.00	1370.00	34 430.00
3 100 000.00	29 650.00	4 151.00	1200.00	34 791.00	178 500.00	213 501.00	29 650.00	4 151.00	1370.00	35 171.00
3 200 000.00	30 300.00	4 242.00	1200.00	35 532.00	189 500.00	225 242.00	30 300.00	4 242.00	1370.00	35 912.00
3 300 000.00	30 950.00	4 333.00	1200.00	36 273.00	200 500.00	236 983.00	30 950.00	4 333.00	1370.00	36 653.00
3 400 000.00	31 600.00	4 424.00	1200.00	37 014.00	211 500.00	248 724.00	31 600.00	4 424.00	1370.00	37 394.00
3 500 000.00	32 250.00	4 515.00	1200.00	37 755.00	222 500.00	260 465.00	32 250.00	4 515.00	1370.00	38 135.00
3 600 000.00	32 900.00	4 606.00	1200.00	38 496.00	233 500.00	272 206.00	32 900.00	4 606.00	1370.00	38 876.00
3 700 000.00	33 550.00	4 697.00	1200.00	39 237.00	244 500.00	283 947.00	33 550.00	4 697.00	1370.00	39 617.00
3 800 000.00	34 200.00	4 788.00	1200.00	40 000.00	255 500.00	295 688.00	34 200.00	4 788.00	1370.00	40 358.00
3 900 000.00	34 850.00	4 879.00	1200.00	40 741.00	266 500.00	307 429.00	34 850.00	4 879.00	1370.00	41 099.00
4 000 000.00	35 500.00	4 970.00	1200.00	41 482.00	277 500.00	319 170.00	35 500.00	4 970.00	1370.00	41 840.00
4 100 000.00	36 150.00	5 061.00	1 650.00	42 861.00	288 500.00	331 361.00	36 150.00	5 061.00	1 660.00	42 871.00
4 200 000.00	36 800.00	5 152.00	1 650.00	43 602.00	299 500.00	343 102.00	36 800.00	5 152.00	1 660.00	43 612.00
4 300 000.00	37 450.00	5 243.00	1 650.00	44 343.00	310 500.00	354 843.00	37 450.00	5 243.00	1 660.00	44 353.00
4 400 000.00	38 100.00	5 334.00	1 650.00	45 084.00	321 500.00	366 584.00	38 100.00	5 334.00	1 660.00	45 094.00
4 500 000.00	38 750.00	5 425.00	1 650.00	45 825.00	332 500.00	378 325.00	38 750.00	5 425.00	1 660.00	45 835.00
4 600 000.00	39 400.00	5 516.00	1 650.00	46 566.00	343 500.00	390 066.00	39 400.00	5 516.00	1 660.00	46 576.00
4 700 000.00	40 050.00	5 607.00	1 650.00	47 307.00	354 500.00	401 807.00	40 050.00	5 607.00	1 660.00	47 317.00
4 800 000.00	40 700.00	5 698.00	1 650.00	48 048.00	365 500.00	413 548.00	40 700.00	5 698.00	1 660.00	48 058.00
4 900 000.00	41 350.00	5 789.00	1 650.00	48 789.00	376 500.00	425 289.00	41 350.00	5 789.00	1 660.00	48 799.00
5 000 000.00	42 000.00	5 880.00	1 650.00	49 530.00	387 500.00	437 030.00	42 000.00	5 880.00	1 660.00	49 540.00
5 100 000.00	42 650.00	5 971.00	1 650.00	50 271.00	398 500.00	448 771.00	42 650.00	5 971.00	1 660.00	49 910.50
5 200 000.00	43 300.00	6 062.00	1 650.00	51 012.00	409 500.00	459 771.00	43 300.00	6 062.00	1 660.00	50 281.00
5 300 000.00	43 950.00	6 153.00	1 650.00	51 753.00	420 500.00	471 141.50	43 950.00	6 153.00	1 660.00	50 651.50
5 400 000.00	44 600.00	6 244.00	1 650.00	52 494.00	431 500.00	482 512.00	44 600.00	6 244.00	1 660.00	51 022.00
5 500 000.00	45 250.00	6 335.00	1 650.00	53 235.00	442 500.00	493 892.50	45 250.00	6 335.00	1 660.00	51 392.50
5 600 000.00	45 900.00	6 426.00	1 650.00	53 976.00	453 500.00	505 273.00	45 900.00	6 426.00	1 660.00	51 763.00
5 700 000.00	46 550.00	6 517.00	1 650.00	54 717.00	464 500.00	516 653.50	46 550.00	6 517.00	1 660.00	52 133.50
5 800 000.00	47 200.00	6 608.00	1 650.00	55 458.00	475 500.00	528 034.00	47 200.00	6 608.00	1 660.00	52 504.00
5 900 000.00	47 850.00	6 699.00	1 650.00	56 199.00	486 500.00	539 414.50	47 850.00	6 699.00	1 660.00	52 874.50
6 000 000.00	48 500.00	6 790.00	1 650.00	56 940.00	497 500.00	550 795.00	48 500.00	6 790.00	1 660.00	53 245.00
6 100 000.00	49 150.00	6 881.00	1 650.00	57 681.00	508 500.00	562 175.50	49 150.00	6 881.00	1 660.00	53 615.50
6 200 000.00	49 800.00	6 972.00	1 650.00	58 422.00	519 500.00	573 556.00	49 800.00	6 972.00	1 660.00	53 986.00
6 300 000.00	50 450.00	7 063.00	1 650.00	59 163.00	530 500.00	584 936.50	50 450.00	7 063.00	1 660.00	54 356.50
6 400 000.00	51 100.00	7 154.00	1 650.00	59 904.00	541 500.00	596 317.00	51 100.00	7 154.00	1 660.00	54 727.00
6 500 000.00	51 750.00	7 245.00	1 650.00	60 645.00	552 500.00	607 697.50	51 750.00	7 245.00	1 660.00	55 097.50
6 600 000.00	52 400.00	7 336.00	1 650.00	61 386.00	563 500.00	619 078.00	52 400.00	7 336.00	1 660.00	55 468.00
6 700 000.00	53 050.00	7 427.00	1 650.00	62 127.00	574 500.00	630 458.50	53 050.00	7 427.00	1 660.00	55 838.50
6 800 000.00	53 700.00	7 518.00	1 650.00	62 868.00	585 500.00	641 839.00	53 700.00	7 518.00	1 660.00	56 209.00
6 900 000.00	54 350.00	7 609.00	1 650.00	63 609.00	596 500.00	653 219.50	54 350.00	7 609.00	1 660.00	56 579.50
7 000 000.00	55 000.00	7 700.00	1 650.00	64 350.00	607 500.00	664 600.00	55 000.00	7 700.00	1 660.00	56 950.00
7 100 000.00	55 650.00	7 791.00	1 650.00	65 091.00	618 500.00	675 980.50	55 650.00	7 791.00	1 660.00	57 320.50
7 200 000.00	56 300.00	7 882.00	1 650.00	65 832.00	629 500.00	687 361.00	56 300.00	7 882.00	1 660.00	57 691.00
7 300 000.00	56 950.00	7 973.00	1 650.00	66 573.00	640 500.00	698 741.50	56 950.00	7 973.00	1 660.00	58 061.50
7 400 000.00	57 600.00	8 064.00	1 650.00	67 314.00	651 500.00	710 122.00	57 600.00	8 064.00	1 660.00	58 432.00
7 500 000.00	58 250.00	8 155.00	1 650.00	68 055.00	662 500.00	721 502.50	58 250.00	8 155.00	1 660.00	58 802.50
7 600 000.00	58 900.00	8 246.00	1 650.00	68 796.00	673 500.00	732 883.00	58 900.00	8 246.00	1 660.00	59 173.00
7 700 000.00	59 550.00	8 337.00	1 650.00	69 537.00	684 500.00	744 263.50	59 550.00	8 337.00	1 660.00	59 543.50
7 800 000.00	60 200.00	8 428.00	1 650.00	70 278.00	695 500.00	755 644.00	60 200.00	8 428.00	1 660.00	59 914.00
7 900 000.00	60 850.00	8 519.00	1 650.00	71 019.00	706 500.00	767 024.50	60 850.00	8 519.00	1 660.00	60 284.50
8 000 000.00	61 500.00	8 610.00	1 650.00	71 760.00	717 500.00					

DISBURSEMENT COSTS: GUIDELINES



CONVEYANCING COSTS & TARIFF GUIDELINES

TRANSFERS

	TRANSFER - Purchase Price: R.....	FEES	DISBURSEMENTS	VAT
1	Conveyancing Fee (as per Tariff)			
2	Transfer Duty payable to SARS			
3	FICA identification and verification Fee	R 450.00		R 63.00
4	Electronic instruction Fee		R 200.00	R 28.00
5	Electronic Document Generation Fee		R 135.00	R 18.90
6	Deeds Office Fee (as per Tariff)			
7	Deeds Office search		R 150.00	R 21.00
8	Postage & Petties		R 850.00	R 119.00
9	Rates Application & Clearance Certificate Disbursement Fee		R 450.00	R 63.00
10	Provision for pro-rata share in levies (if Sectional Title / HOA)		R 2 500.00	
SUB-TOTAL				
GRAND TOTAL				

BONDS:

	BOND - Loan Amount: R.....	FEES	DISBURSEMENTS	VAT
1	Attorney Fees for taking instruction, drawing Power of Attorney to pass Bond, drawing Bond and other documents, lodgement and registration, correspondence etc. (Variable)			
2	Electronic Instruction & Bond Portal Fee		R 200.00	R 28.00
3	Postage & Petties & Telephone		R 850.00	R 119.00
4	Deeds Office Search Fee		R 150.00	R 21.00
5	Electronic Legal Document Generation Fee		R 135.00	R 18.90
6	Electronic Facilitation Costs (Storedoc)		R 135.00	R 18.90
7	Provision for Insurance Certificate (If Sectional title)		R 800.00	
8	Deeds Office Fee (as per Tariff)			
9	Provision for Initiation fee charged by the bank (if not included in the bond amount)		R 5 700.00	
SUB-TOTAL				
GRAND TOTAL				

Notes: This cost guide is an indication only and excludes certain disbursements such as courier costs, cession of exclusive areas and other unforeseen expenses.

TELFER & ASSOCIATES INC. DIRECTORS: CRAIG TELFER (BCom LLB) | JUSTIN WEINBERG (B Proc) | DIANNE (SAFFY) SHALALA (BA LLB). Tel +27 (0)11 267 2600 | Fax +27 (0)11 267 2601 | Email: info@telferinc.co.za | Website: www.telferinc.co.za | Docex 5 Bryanston PO Box 70693, Bryanston, 2021 | 1st Floor, Block E, St Andrews Office Park, Meadowbrook Lane, Epsom Downs, Bryanston, 2191

Your property is a valuable asset, and the decision to sell it is an important one. It is essential to choose a conveyancing firm that will provide excellent service, advice and assistance to you.

6 Important costs to consider when selling your property:

- 1. Compliance Certificates:** Electrical, Electric Fence, Gas, Beetle (coastal property), Plumbing (Cape Town property) (Where applicable)
- 2. Bond Cancellation Penalty:** It is vital that you give your bank **90 days notice** to avoid paying penalty interest on the cancellation of your bond!
- 3. Levy Clearance Certificate & Homeowners Association Certificate** (if applicable)
- 4. Rates Clearance Certificate:** The Municipality requires 3-4 months advance payment for rates, water, electricity, sewerage and refuse removal before issuing a clearance certificate.



- 5. Relocation costs:** To move your furniture and possessions to a new property or to storage (and storage costs if applicable)
- 6. Conveyancing Fees:** This is payable by the Purchaser and the fees are in accordance to tariff rates as laid out by the Law Society of South Africa.

Please note that the *Purchaser* will be liable for *both the transfer fee and the bond registration fees* of the respective attorneys.



Our Legal Currency is worth investing in