



Retail and Business Banking
Home Loans

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12 June 2019

CSHELL 114 (Pty) Ltd
PO Box154
Hartenbos
Western Cape
6520

Dear Pieter

HOME LOAN PACKAGE APPROVAL: OUTENIKUASBOSCH

Subdivision of erf 6526 Hartenbos including Farm Outeniquasbosch and Farm Hartenbosch

Subdivision of erf 6527 Hartenbos into 19 stands erf 6528 – 6546

Subdivision of erf 6547 Hartenbos into 105 stands erf 6448-6652

Development Code: 1905-052

We have pleasure in advising that ABSA Home Loans has assessed and approved above mentioned **Plot & Plan** Development for end user lending, subject to the following terms and conditions:

1. **Percentage Finance (Plot & Plan, Duet, Sectional Titles & Turnkey)**
 - Up to 100 % Mortgage Finance will be considered in line with the Banks Credit Policy at the time of the application, excluding vacant stands.
2. **Interest Rates**
 - Competitive Interest Rates will be negotiated per individual client.
3. **Transaction Fees**
 - Standard Initiation fees to apply to all applications.
4. **Development Exposure:**
 - A total exposure of 30 % has been set and approved in this development and is subject to review, with two outstanding Bank approvals to follow.
5. **Documentation Required with Applications**
 - Offer to Purchase, Copy of Plans & Tenders (if applicable).
 - Acceptable Proof of Income.
 - ID & FICA documents.
6. **General and Valuers conditions**
 - All loans granted will be subject to the ABSA Group Home Loans Credit Policy.
 - ABSA reserves the right to withdraw or amend this package approval without prior notice.
 - Absa reserves the right to review all approved end user applications older than 180 days (from approval) and may extend these reviews up to lodgement of the individual transaction.
 - Any material change to the development proposal without notification to the Bank will void this pre-approval.
 - Developer must be registered with NHBRC.
 - All relevant NHBRC & Engineers certificates to be handed in prior to registration.
 - All services (bulk & internal) to be inspected by valuers prior to any registrations taking place.
7. **Attorneys**
 - The attorney firm appointed for the transfers & registrations will be **Raubenheimers Inc (Code 708)**
 - It is of utmost importance that the bond instructions are issued to above-mentioned firm. In order to ensure excellent customer service and the correct allocation of attorneys, please ensure this letter accompanies every application submitted to Absa.

We wish you every success with your marketing endeavours and assure you of our best service at all times.

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PD VAN ZYL