Standard Bank

Personal and Business Banking South Africa
Home Loans Credit
7th Floor East Wing
30 Baker Street
Rosebank
Johannesburg
2196
2019/07/26

Development Name: Outeniquabosch (Phase 1 to 3)
Developer: n/a
Contact Number: n/a
Region: Gauteng
Suburb: Hartenbos
Number of Units/Stands: 68

Loan Category: Ordinary development (1 payment for land and 3 or more progress payments for the construction of the house) (1.5% risk rating applies)

Dear Sir/Madam

With reference to your recent enquiry, we have pleasure in advising that the Bank is agreeable to consider applications for end-user finance in the above-mentioned development at a maximum exposure of **25%** subject to the following conditions:

Conditions to be met Prior to Development Approval

- Proof of at least two other banks being involved in the development, the total exposure of which must be not less than 50%. Please note that letters from banks as defined by the Banks Act No. 94 of 1990 is required.
- A full geotechnical report on soil conditions is required and needs to be provided to us.
- Building loan packages and Vacant land will be considered.
- A minimum of 3 KVA per living unit must be allowed for in the design and provisioning of electrical services.
- Only 120m2 stands and larger will be considered.

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Prior to Bond Registration

- Transfer will only be allowed to take place once all services have been installed and verified as such by the bank.
- Vacant stands only will not be considered for mortgage. (Plot and plan will be considered)
- Storm water Drainage Clearance Certificate required from Engineer. (if applicable)
- Section 82 or 137 Clearance Certificate for approval of services or Section 101 (clearance for Township establishment) or Section 38 (where developer submitted application via Development Facilitation Act).

On going

- Provide the Bank with a monthly schedule regarding grants received and the institution involved.
- Bank exposure is **not to exceed 25%** of all the collective lending institution grants at any given time

For Individual Applications

- All building loan documents to be submitted with each application
- All building loan conditions to apply:
  - Minimum specification
  - Waiver of lien by all major contractors
  - Municipal approved building plan
  - Builders NHBRC registration
  - NHBRC enrolment certificate
  - Approved SG Diagram
  - Engineers clearance certificates
  - Letter of satisfaction signed by a customer
  - Occupy Certificate
  - Electricity clearance certificate

- Each application will be treated based on merit subject to the customer's risk profile, affordability assessment and normal home loan policies and procedures.

- SBSA reserves the right to review all approved end user applications older than 180 days (from approval) and may extend these reviews up to lodgment of the individual transaction.

The Bank reserve the right to reconsider their approval of this development should the situation or development change materially. This approval letter is valid for a period of 12 months from the date of this letter, after which the bank reserves the right to review the development.

Regards

Johann Strydom
Valuations Manager
Home Loans Credit

I PD VAN ZYL (The Developer) ID Number 74020850330823, hereby acknowledge and accept the conditions as listed above and will forward the required information to Standard Bank Home Loans Division.

Signature__________________________ Signed at: Hartenbos

Date 1 July 2019

A signed copy of this letter must be sent to the following address:
JHBBuildingloandocuments@standardbank.co.za
Johann.Strydom2@standardbank.co.za

*****IMPORTANT*****

1. This letter must be signed and returned as per above to: JHBBuildingloandocuments@standardbank.co.za . All future enquiries and documents must be forwarded to this mailbox

2. **No applications are to be submitted until the final approval is given and that all pre-grant conditions have been met**

Approval Letter *: R Sooklall* *:S Dorasamy*