



HOW DID YOU GET TO KNOW RAWSON PROPERTIES?

For Sale Boards	<input type="checkbox"/>	Roadside Billboard	<input type="checkbox"/>	Email from Rawson	<input type="checkbox"/>	WhatsApp Message	<input type="checkbox"/>	Newspaper Advert	<input type="checkbox"/>
Property.co.zw	<input type="checkbox"/>	Classifieds	<input type="checkbox"/>	Family/Friend	<input type="checkbox"/>	Facebook	<input type="checkbox"/>	Linkedin	<input type="checkbox"/>
Showday	<input type="checkbox"/>	Other (Please specify)							

IRREVOCABLE OFFER AND ACCEPTANCE

Irrevocable Offer to Purchase by Purchaser(s) in respect of an immovable property being: _____

First Name :	_____	First Name :	_____
Surname :	_____	Surname :	_____
Date of Birth :	_____	Date of Birth :	_____
I.D No :	_____	I.D.No :	_____
Cell / Tel :	_____	Cell/Tel :	_____
Email :	_____	Email :	_____

Postal Address; _____

The purchase price being offered is US\$. _____ and payable as follows; *(Please complete the applicable one)*

- Conditional Mortgage /Loan from _____ within _____ working days from date of signature of agreement of sale by both parties or;
- Full purchase price payable by way of (RTGS) bank transfer within _____ working days from date of signature of agreement of sale by both parties, or
- Full Purchase Price payable from the sale proceeds of my immovable property being _____ and available and payable on or before _____ 2022 or
- A Deposit of US\$ _____ within _____ working days from date of signature of agreement of sale by both parties, and balance of US\$ _____ payable as follows; _____, or

(Others)specify _____

1. I/we hereby undertake to provide **Proof of Funds** to the Agent and or Seller as follows; (Please tick applicable)

- Confirmation letter of support from the bank/financial Institution
- Current Bank Statement
- Investment Confirmation Letter from bank/financial instutution
- Sale Proceeds of my Property (Agreement of Sale)

(Others)specify _____

2. In the event of me/us withdrawing after signature of this Offer and Acceptance Form by the seller, I/we shall pay **RAWSON PROPERTIES** full agents fees plus V.A.T. that would have been payable in this transaction.
3. I/we hereby agree to pay a non refundable Agreement of Sale and Administration fee in the sum of US\$ 300.00 to **RAWSON PROPERTIES**, upon signing of the agreement of sale by both parties.
4. My/Our Irrevocable Offer to Purchase the above mentioned property is valid for _____ hrs.
5. I/we acknowledge that the practical and legal implications of this Irrevocable Offer and Acceptance have been explained to me/us in full and are understood and acceptable to me/us.
6. * Please turn over to appreciate and understand the **sale/buying process**.

SIGNED:Purchaser _____ Date _____ Purchaser _____ Date _____

***Please turn over**

*Please note estimated **Buying Costs** are as follows;

1. Full purchase price
2. Transfer or cession costs
3. Bond Registration fees and Valuation fees in the event of a Mortgage Bond.
4. Municipal Rates Clearance Certificate (Prorata).
5. Non refundable Agreement and administration fees.

Acceptance of offer by Seller(s) in respect of my/our immovable

Property being: _____

First Name : _____ First Name : _____

Surname : _____ Surname : _____

Date of Birth: _____ Date of Birth: _____

I.D No : _____ I.D.No : _____

Cell/Tel : _____ Cell/Tel : _____

Email : _____ Email : _____

Postal Address: _____

1. I/We hereby irrevocably accept the offer to purchase from the above purchaser(s)
2. In the event of me/us withdrawing after signature of this Offer and Acceptance Form by both parties, the seller shall pay **RAWSON PROPERTIES** full Agents fees plus V.A.T. that would have been payable in this transaction.
3. I/We acknowledge that the practical and legal implications of this Irrevocable Offer and Acceptance have been explained to me/us in full and are understood and accepted by me/us.

SIGNED : Seller _____ Date _____ Seller _____ Date _____
(In acceptance of the offer) (In acceptance of the offer)

SIGNED: _____
 Agent For Rawson Properties: *Full Name* *Signature* *Date*

THE SALE / BUYING PROCESS

The Transfer or cession process by which the property is changed from the Seller’s name into the Purchaser’s name involves a series of steps. Below is a typical process of what can be expected, although each sale or transfer is unique and will invariably differ.

1. Offer Acceptance by Seller.
2. Agreement of sale signing.
3. Payment of purchase price in the event of cash deal or deposit into a Trust Account.
4. In the event of Mortgage Bond – Buyer must submit application with all necessary documents to the bank or financial institution for Mortgage Bond.
5. Approval of Bond by bank/financial institution.
6. Purchaser secures Bond Approval Letter or financial guarantee from Bank/financial institution and submit to conveyancers as proof of funds.
7. With proof of funds/payment, Estate Agent instruct conveyancer/original developer to process the transfer/cession of property.
8. Buyer pays transfer/cession costs.
9. Purchaser and Seller sign relevant transfer/cession documents with the conveyancer/ developer, the seller surrenders Original Deed of Transfer or Original Agreement of Sale.
10. Seller and Purchaser attend Capital Gains Tax Assesment Interviews with Zimra. Conveyancer/Estate Agent pays Capital Gains Tax on behalf of seller(s), where applicable.
11. Conveyancer applies and secures a Rates Clearance Certificate from local authority/residents association.
12. Conveyancer prepares Deed of Transfer, together with Capital Gains Tax Clearance Certificate, Rates Clearance Certificate, lodges with Deeds Office accompanied by stamp duty proof of payment for registration of title.
13. Upon confirmation of transfer at Deeds Office/Developer seller is paid sale proceeds less outstanding Mortgage amounts, , Municipal bills, Zesa bills, Estate Agent fees and any other fees in respect of sale.
14. Handover/takeover of property is arranged.

***Please note:** These processes and estimate costs should be considered as a guideline only.