

ANNEXURE A - DEFECT / CONDITION DISCLOSURES BY SELLER

This disclosure relates to the immovable property situated at: ERF No

Property Address: 10 Park Lane 11 Park Drive Umhlanga Rocks

1. Disclaimer

This condition report concerns the immovable property situated at 10 Park Lane 11, Park Drive, Umhlanga Rocks (the "Property"). This report does not constitute a guarantee or warranty of any kind by the owner of the Property or by the property practitioners representing that owner in any transaction. This report should, therefore, not be regarded as a substitute for any inspections or warranties that prospective purchasers may wish to obtain prior to concluding an agreement of sale in respect of the Property.

2. Definitions

In this form -

2.1 "to be aware" means to have actual notice or knowledge of a certain fact or state of affairs; and

2.2 "defect" means any condition, whether latent or patent, that would or could have a significant deleterious or adverse impact on, or affect, the value of the property, that would or could significantly impair or impact upon the health or safety of any future occupants of the property or that, if not repaired, removed or replaced, would or could significantly shorten or adversely affect the expected normal lifespan of the Property.

3. Disclosure of information

The owner of the Property discloses the information hereunder in the full knowledge that, even though this is not to be construed as a warranty, prospective purchasers of the Property may rely on such information when deciding whether, and on what terms, to purchase the Property. The owner hereby authorises the appointed property practitioner marketing the Property for sale to provide a copy of this statement, and to disclose any information contained in this statement, to any person in connection with any actual or anticipated sale of the Property.

4. Provision of additional information

The owner represents that to the best of his or her knowledge the responses to the statements in respect of the Property contained herein have been accurately noted as "yes", "no" or "not applicable". Should the owner have responded to any of the statements with a "yes", the owner shall be obliged to provide, in the additional information area of this form, a full explanation as to the response to the statement concerned.

DISCLOSURE INFORMATION

The Seller of the property provides the information contained in this document so that prospective Purchasers may benefit from the contents in making their decision on whether to buy the property and if so, on what terms. The Seller does not warrant that these responses to the various questions accurately represent the true status of the defect / condition enquired about but **does warrant** that his answers constitute his true and honest belief about the status. The Seller understands and accepts that the property practitioner to whom this disclosure document is given shall provide a copy of this document to any potential Purchasers and that this document will be incorporated into any sale agreement with such Purchaser.

| QUESTION NUMBER | QUESTION | YES | NO | N/A |
|-----------------|--|-----|----|-----|
| 1 | Are you aware of any defects in the roof of any structures on your property? | | X | |
| 2 | Are you aware of any defects in the electrical systems on your property? | | X | |

| | | | | |
|----|--|---|---|---|
| 3 | Are you aware of any defects in any part of the plumbing system servicing the property, including the supply of water to the property and the disposal of waste/or sewerage and/or storm water? | | X | |
| 4 | Are you aware of any defects in the heating and/or air conditioning systems, including air filters and humidifiers? | | X | |
| 5 | If your property has a swimming pool are you aware of any defects in the pool or the pool filtration system including more particularly leakage of water and/or inappropriate amounts of air being drawn into the water reticulation system? | | | X |
| 6 | Are you aware of any structural defects to the property and/or in the basement or foundations of the property, including cracks, bulges and/or subsidence? | | X | |
| 7 | Are you aware of any boundary line disputes or any encroachments? | | X | |
| 8 | Are you aware of any constructions on the property which have been made without proper approved building plans and/or proper permissions from the relevant local authority? | | X | |
| 9 | Are you aware of any changes which your neighbours and/or near neighbours plan to make to their properties? | | X | |
| 10 | Are you aware of any municipal urban planning policies or permissions which are likely to impact significantly on the area in which your property is situated? | | X | |
| 11 | Are you aware of circumstances or conditions within the proximity of your property which are a source of regular nuisance (i.e. noise or smells) or threat to residents of your property? | | X | |
| 12 | Are any fixtures and fittings on your property NOT in good working order? This includes items (in no particular order) like electrical plugs and switches, doors and windows, ovens, hobs & extractors, hot water geysers, solar heating systems, garden/external lights and fountains, alarms systems, automatic door and gate openers, remote and centrally controlled systems, intercom systems, doorbells, pool pumps, pool filtration system, automatic pool cleaners, pool chlorinator, pool lights, gutters, downpipes, chimneys, irrigation systems including computerised controls, air conditioners, underfloor or wall mounted heating systems, extractor systems, boreholes and associated equipment | | X | |
| 13 | If any of the fixtures and fittings on your property are NOT in good working order are you willing to fix such items so that on the day your purchaser takes transfer of your property, they will be in good working order? | X | | |
| 14 | Are you aware of any water leakage or water penetration problems in any of the constructions on your property? | | X | |
| 15 | Do you have any reason to believe that the electrical supply to your property is inadequate for the proper and ordinary use of the electrical system upon your property? | | X | |

| | | | | |
|----|--|---|---|--|
| 16 | Are you aware of any flooding problems on your property? | | X | |
| 17 | Are you aware of any material defects in your property which you have caused to be repaired in the last 12 months? | | X | |
| 18 | Is your property subject to any Home Owners Association | X | | |
| 19 | If your property is part of a sectional title development are you aware of any possibility of a special levy being raised in the short to medium term? | | X | |
| 20 | If your property is part of a sectional title development are the finances of the body corporate not in a sound condition? | | X | |

If you answered yes to any of these questions posed above, then you are required to briefly explain and amplify your answer in the place provided for below:

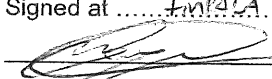
| Question Number | Additional Information |
|-----------------|------------------------|
|-----------------|------------------------|

History of ownership and occupation

| | |
|---|------------|
| 1. When did you become the owner of the property? | 2017/01/31 |
| 2. Have you personally occupied the property for the entire time of ownership? | No |
| 3. If you did not personally occupy the property for the entire time of ownership, when did you last personally occupy the property and for how long? | N/A |

DISCLAIMER

As already intimated this disclosure document is designed to communicate to any potential Purchaser of the property to which this disclosure relates, the honestly held beliefs of the Seller of the property and is not designed to represent that the potential conditions canvassed in the questionnaire do not in fact exist. The duty therefore still rests with any potential Purchaser to properly and thoroughly examine the property and if concerned about any potential defect/ condition (whether patent or latent) to obtain independent advice from an appropriate expert before concluding any **binding sale agreement**.

Signed at Inhaya Park on this 18 day of April 2022

 SELLER SELLER

Acknowledged by the Purchaser on this day of 20.....
 PURCHASER PURCHASER



Signed at Bolsburg on this 19 day of April 2022

Wanepooy

Property Practitioner
Registered with the PPRA
FFC number: 1192216
Hereby warrants that I have a valid FFC
For WeTrade Property

Principal Property Practitioner
Registered with the PPRA
FFC Number:.....
Hereby warrants that I have a valid FFC
For WeTrade Property

Candidate Property Practitioner
Registered with the PPRA
Acting under the supervision and control of a Property Practitioner qualified in terms of regulation 33.1 and who is no longer subject to
any restrictions in terms of regulations 33.3
FFC number:
Hereby warrants that I have a valid FFC
For WeTrade Property

Wakehelds Agent : Renee Freeburn
R. Freeburn