ASSIGNMENT FOR DEED

This Assignment for Deed (the “Assignment”) takes effect on [DATE],

**BETWEEN: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[YOUR COMPANY NAME]** (the "Seller"), a company organised and existing under the [COUNTRY] laws, with its head office located at:

 [YOUR COMPLETE ADDRESS]

**AND: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[PURCHASER NAME]** (the "Purchaser"), a company organised and existing under the [COUNTRY] laws, with its head office located at:

 [COMPLETE ADDRESS]

**TERMS**

1. If the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all encumbrances whatever, by a good and sufficient Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in South Africa, to wit:

2. The Purchaser hereby covenants and agrees to pay to the Seller the sum of in the manner following:

With interest at the rate of [%] per annum payable [monthly, annually] on the whole sum remaining from the time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied or imposed upon said real estate, subsequent to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[CONDITION/EVENT TO BE MET].

3. In case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to reenter and take possession of the premises aforesaid.

4. Purchaser shall maintain insurance on said real estate in an amount and of a type approved by the Seller.

5. Seller warrants to Purchaser that no notice from any city, village, or other governmental authority of any dwelling code violation has heretofore been issued and received by the owner or his/her agent with respect to any dwelling structure on the said real estate.

6. The time of payment shall be the essence of this contract, and the covenants and agreements herein contained shall extend to and be obligatory upon heirs, executors, administrators, and assigns of the respective parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SELLER PURCHASER

Authorised Signature Authorised Signature

Print Name and Title Print Name and Title