

DEPOSITS / DOWN PAYMENTS

(Clients who has money in their position)

When you buy a home, you'll usually have to put money down that's equal to a percentage of your home's final purchase price.



If a person is in need of a house as in like yesterday e.g wants to buy a house that they saw now but short of money to buy it. And the house is on the market on sale and the person do not wish to lose it, we can help them.

The company can assist such people who has the deposit or down payment of 40% of the house/land they need and the company can assist them by adding 60% to make full amount of whatever house/land they choose to buy from R60 000-R2 000 000. The company will keep the title deed (the company name will appear in the title deed) and the client will sign a Rent-To-Own agreement contract and they will move in the house and pay what is owed in installments. When the

installments has been fully paid then the company will make change of ownership and the person will be the new owner of the property.

Again the company of cause must make a profit and will add a mark-up price and also put a certain years on the payment. The company will put a mark-up price of 40% below a house of R150 000 and put a mark-up price of 50% of the house of R150 000 – R400 000 and lastly put a mark-up price of 65% of the house of R400 000 – R2 000 000. The payment doesn't fluctuate but remain fixed

Examples if the client wants to pay 40% of the house they need from R150 000 – R2 000 000 and pay in installments....

EXAMPLE

HOUSE COST = R150 000

CLIENTS (40%) = R60 000

COMPANY (60%) = R90 000

PAYMENT IN INSTALMENT

R90 000 X 40%

= R36 000

R90 000 + R36 000

= R126 000

R126 000 ÷ 72 months

=R1 750

EXAMPLE

HOUSE COST = R400 000

CLIENTS (40%) = R160 000

COMPANY (60%) = R240 000

PAYMENT IN INSTALMENT

R240 000 X 50%

= R120 000

R240 000 + R120 000

= R360 000

R360 000 ÷ 108 months

=R3 333

EXAMPLE

HOUSE COST = R1 000 000

CLIENTS (40%) = R400 000

COMPANY (60%) = R600 000

PAYMENT IN INSTALMENT

R600 000 X 65%

= R390 000

R600 000 + R390 000

= R990 000

R990 000 ÷ 180 months

=R5 500

UNFORSEEN EVENTS

1, what would happen to the house should i not be able to pay due to:

A, Retrenchment

B, Fired from the job

C, Accident and Sickness and end up hospitalized etc

2. The company will give a client Three options to choose from whether to save or to lose the house

A, The company will give a client three months before repossession of the house (live free on first month and receive eviction letter on second month from the court and lastly repossession on last month).

B, The Company will advise a client to RENT-OUT the house to other people (tenants) so it will pay itself and the company can assist with temporary shelter at the backyard (Readymade

Shack or Wendy House) to live until payment is settled.

C, The Company allows a client to be assisted by Family members, Relatives etc. in paying the installments and change of ownership will then be made to the client after payment.

DEATH

Repholositswe Property Investment will make sure on the first month when the client receives a house, the client will have to take a LIFE-COVER with Hollard Insurance. Should the client pass away or dies the family can claim the LIFE-COVER money to settle the payment, so that they won't find themselves in trouble of paying the company. If the client already has a LIFE-COVER with other insurance companies then there will be no need to open another but will ask proof of existing LIFE-COVER