

## What is [www.clickonproperties.co.za](http://www.clickonproperties.co.za)?

[www.clickonproperties.co.za](http://www.clickonproperties.co.za) is a World Wide Web (or Internet) based advertising platform where sellers and lessors can offer properties for sale or to let and through which buyers and lessees can obtain this information by "clicking on it". It offers an effective advertising medium or platform for private individuals, estate agents and businesses who are buying, selling and letting residential & commercial property and businesses in South Africa. This popular website is visited by thousands of people looking for property to buy or rent.

By advertising on [www.clickonproperties.co.za](http://www.clickonproperties.co.za), you can sell, buy or rent property and save money and time. If a prospective buyer is relocating from a different region or country, a For Sale sign on your property might not be seen but, your listing on [www.clickonproperties.co.za](http://www.clickonproperties.co.za) will be seen 24 hours 7 days a week from anywhere in the world!

[www.clickonproperties.co.za](http://www.clickonproperties.co.za) does not necessarily replace an Estate Agent of For Sale sign, but can also act as assistance thereto. Several Services are available including the necessary documentation.

## How do I advertise my property?

1. When you hover over the Login Area in the Top Menu bar you will notice a button with a Green Plus. Click on this to Register a new account.
2. You will need a valid email address to register.
3. You will receive a verification number - check your Mailbox or your Spam folder!
4. Once your email address has been verified, enter your username and password in the same Login Area.

You will enter the payment gateway.

Select an Option.

Upon clearance of funds, you will be allowed to list your Property – Credit card payments are cleared immediately!

Use your username and password.

You will now be in "Seller's Control Panel" you can now add your property.

All content will be published upon satisfactory revision by Clickonproperties cc.

### **What do I get on top of advertising?**

- All the information you need to successfully sell your home!
- You never pay any commission, only an advertising fee.
- International exposure through World Wide Web.
- "For Sale" boards are available on request.
- An Offer to Purchase / Sales Agreement.
- Access to Relevant Documents.
- www.clickonproperties.co.za advertises its services on the internet, media, pamphlets and by other marketing methods, encouraging the market to browse the Web site.

### **How do I make the payment for my advertisement?**

- www.clickonproperties.co.za is registered with Virtual Credit Services as the payment processor and accepts Master and Visa Cards using 3D-Secure Payments.
- Electronic Funds Transfer (EFT)
- Cash Deposits

### **0% Commission - D.I.Y Property Specialist**

This option has been developed to allow the individual property owner to advertise and sell their property directly without using the services of an estate agent. Using this option you will save the agency commission normally payable to estate agents as the transaction is directly between the buyer and seller. An advertising fee is payable to www.clickonproperties.co.za for advertising space and services.

Our unique marketing strategy will ensure International exposure for your property. When it comes to selling or letting your property, advertising makes the difference. The seller lists the property for sale in the relevant suburb, town or city, with his / her contact details, on a

standard listing form. Up to Eight color photos of the property can be uploaded for prospective buyers to see depending on package chosen.

Step by step instructions are provided. Prospective buyers browse the web in search of properties for sale. Should the buyer be interested in a certain property, he or she registers with [www.clickonproperties.co.za](http://www.clickonproperties.co.za) and the seller receives the contact information of the buyer - thereby ensuring privacy and cutting out calls from time wasters. When proof of payment is received by us and funds are released by financial institution, you receive a password per email or sms and you list the property yourself. It is immediately available on the web site after reviewing by Administrator of Clickonproperties.

### **Do potential buyers pay to browse?**

No, Browsing is free of charge. As with any listing or advertising, the seller lists the property for a fee. This fee is for rental of the web space to advertise the property for sale privately.

### **How is an offer made privately?**

The buyer contacts the seller personally. They negotiate and if agreement is reached, the seller uses his/her password to enter and then emails, faxes or prints out "An Offer to Purchase" document for the Buyer and Seller to fill in and sign. This document is then forwarded to a financial institution to apply for a bond. This financial institution is the choice of the Buyer, but can also be sent via email or fax to the linked service provider/s.

### **Can I list my Property on your website, if I have given a mandate to an estate agent?**

Yes, providing that the mandate that you have given the agent is an open mandate and not a sole mandate. Should you find a potential buyer through your listing on our web site and wish to do the sale yourself, it will be a private sale and no agent involvement is necessary.

If you have given any agent a sole mandate or exclusive sole mandate, the buyer should be referred to the Estate Agent as he/she is entitled to his/her commission irrespective of how the buyer is found or who has found the buyer. You can still advertise your property on [www.clickonproperties.co.za](http://www.clickonproperties.co.za) but in association with the agent and also not under the 0% Commission, but under an agent listing.

### **If a private sale, what do I need?**

For Sale Boards and Legal documents are available to the Seller in the "Seller's Control Panel". This service is included in the package and is only available to paying advertisers. If any advertisement was placed free under any special offer whensoever or whatsoever, the documents can still be obtained at "Property Menu" - "Buy Products" at a nominal fee. All documents have been supplied by a leading Legal Firm.

### **Why 0% Commission on private sales?**

www.clickonproperties.co.za is mainly a web site platform for advertising services. We do not provide or attempt to provide any real estate, appraisal, legal, or other professional services unless expressly stated. Our services to Private Sellers are to provide advertising space only. We do not take any part any private- selling, renting, leasing of real estate other than by advertising such real estate for sale or rent/lease. If a property is purchased or rented/leased, a contract will be formed between the buyer and seller or lessor and lessee directly. On private deals where no agent is involved no commission is payable.

**The Seller advertises on the web and the buyer contacts him/her personally. We do not act as agent for either party and is thus not entitled to any commission on private sales.**

### Why would anyone buy privately?

1. For the price of one conventional advertisement in the media, you have World Wide Exposure of the Property For Sale or To Let;
2. It is not our intention to eradicate Real Estate Agents, but to offer a service where you can sell off (or buy) a property without having to pay commission. By cutting out the middle man, you could negotiate your own price and replace your property with ease. In many instances, a seller cannot replace the property sold after commissions have been paid;
3. Should commissions not be payable, the buyer could now qualify for a property with up to 10% better value, resulting in a better investment for the same repayment or capital lay out;
4. Normally commission is 7, 5% plus Value Added Tax. It is 8,55 % of the sale price. The buyer has to budget for an additional 8, 55% in purchase price. This could result in not qualifying for finance for the said property. Having 8,55% more available could result in better value for money;
5. Buyer and seller negotiate direct;
6. Save on time and unnecessary middle man negotiating delays;
7. Prevent playing off;
8. Eliminate confusion and frustration;
9. International exposure through World Wide Web;
10. Only serious buyers negotiate - not curious people in and out of your property - visiting conveniently arranged by you;
11. Central source of information;
12. Free tools such as: Affordability of repayment, Required minimum salary for Bond qualification, Bond Calculator, Transfer Costs Calculator;
13. Offer to purchase, Sales agreement and Application for Bond / Finance available on request to Registered Buyers and Sellers;
14. Exposure to Bond facilitators, Financial Institutions and Conveyancers;

## **How does the buyer finance the deal?**

There are many possibilities, The buyer buys cash or on finance. A bond can be arranged by Clickonproperties for persons that qualify therefore, subject to the terms and conditions of the financial institutions. Click on "Contact" or mail to [bonds@clickonproperties.co.za](mailto:bonds@clickonproperties.co.za) (The online Bond application will be operational soon).

## **What about privacy - wouldn't I be disturbed unnecessarily?**

Your contact detail is not available on the site. The potential Buyer clicks on "Contact Seller", fills in his / her detail and an email is forwarded to the Seller. The Seller contacts the Potential Buyer.