



DYKES VAN HEERDEN GROUP OF COMPANIES
professionals striving for excellence

STEPS TAKEN TO REGISTER A MORTGAGE BOND

1. Receive instructions from the Bank to attend to the Mortgage Bond.
2. Determine ranking of the bond.
3. Request the original title deed from the existing bond holder, a Flysheet (draft title deed) from the Attorneys attending to the registration of the transfer linked to the bond or from the client if the title deed is in his or her possession.
4. Draw Bond Documents.
5. Call upon the Client to attend to the signing of the documents drafted to give effect to the registration of the Mortgage Bond.
6. If a single bond is to be registered, same is lodged as soon as the existing title deed is received from the existing bond holder or the client.
7. If the bond is linked to a transfer handled by another attorney, we wait for their instructions to lodge both the transfer and the Mortgage Bond simultaneously.
8. After examination of the bond documents by the Deeds Office (which currently takes about 7 – 10 working days) the transfer and the bond, or the single bond is registered and the bond proceeds paid into our trust account.
9. The transferring attorneys receive the bond proceeds from us on date of registration, or if a single bond is registered, the bond proceeds are paid to the client on date of registration of the bond.
10. Upon registration of the Mortgage Bond in the Deeds Office, the Bank becomes the legal holder of the title deed, which is forwarded to the bank where it is kept until instructions are requested to cancel the bond.

This newsflash has been prepared for information purposes only and does not constitute legal advice, or a legal opinion, the practical application of the provisions of this newsflash will vary depending on the facts of each case.

COMPANIES WITHIN THE DYKES VAN HEERDEN GROUP

DYKES VAN HEERDEN INC

Tel : (011) 279-5000
 Fax : (011) 955-4799
 E-mail info@dvh.net.za
 19 Ontdekkers Road
 Roodepoort 1724, South Africa

 Docex 24, Roodepoort
 Web-site: <http://www.dvh.law.za>

DYKES VAN HEERDEN (CAPE) INC

Tel : 0861 110 210
 Fax : (021) 910-4911
 E-mail admin@dvh.law.za
 Unit E4/2, Edward IV
 120 – 122 Edward Street
 Bellville 7530, South Africa
 Docex 42, Tygerberg
 Web-site: <http://www.dvh.law.za>

DYKES VAN HEERDEN (KZN) INC

Tel : (031) 903- 1851
 Fax : (031) 903-1101
 E-mail thomas@kzndvh.za.net
 Nr. 18 Ridge Road
 Amanzimtoti
 Durban 4120, South Africa
 Docex 7, Amanzimtoti
 Web-site: <http://www.dvh.law.za>

**DYKES VAN HEERDEN SLABBERT
 HOPKINS INC**

Tel : 0861 110 210
 Fax : (021) 910-4911
 E-mail admin@dvh.law.za
 Unit E4/2, Edward IV
 120 – 122 Edward Street
 Bellville 7530, South Africa
 Docex 42, Tygerberg
 Web-site: <http://www.dvh.law.za>

DYKES VAN HEERDEN GROUP OF COMPANIES
 professionals striving for excellence