

Estate Agent Rules and Regulations

The following rules, read with 7.13 and 7.14 of the ECHOA's house rules, shall apply to the letting and resale of property on Earls Court Lifestyle Estate.

1. Property may only be sold through Registered Full status estate agents and provided they are accredited by the Homeowners Association of Earls Court.
2. Prospective estate agents must complete an accreditation form, which must be accompanied with a copy of the agent's Identity document and their estate agent registration document. A fee of R300 per agent is applicable when applying for the accreditation. You will be registered on the biometric system and a vehicle access sticker will be provided to successful accredited agents.
3. Accreditation is annual and will be valid from 1 Jan of each year till 31 December of that same year.
4. Such agents must operate on a "by appointment only" basis. They may not erect any "for sale" or "sold" boards. Clients are to be collected from the security gate, escorted to the appropriate property, and escorted back out the gate. However, show houses may from time to time be on show, but only by prior arrangement. During the period of the show house temporary signs may be erected.
5. Door-to-door calls ("cold canvassing") of residents by estate agents or any other marketing agent is strictly prohibited. Estate agents may not visit any other property other than the one they are selling or renting.
6. Tenants to whom properties are let or leased are obliged to abide by all the House Rules, regulations, and requirements of the Constitution. The agent who is letting a property is obliged to supply the tenants with copies of the Constitution and House Rules
7. When a Member personally sells or lets his property, the provisions of 7.13, and 7.14 will apply to them.
8. Members or their agents are required to give the Association prior notice of any tenants or guests who are to occupy the Member's property in the absence of the Member. This may be done in writing or by telephoning the office of the Association and giving the name of the tenants or guests and the dates of their occupancy. In the case of tenants, the tenants will be obliged to register at the offices of the Association within one working day of arrival, and to sign a declaration that they are acquainted with the House Rules and Constitution and accept it as binding on them.

Signed: _____ Date: _____