

R.T.O MONTHLY SAVINGS

How It Works

Introduction: How the Monthly Savings Rent-To-Own Option Works

The **Monthly Savings Rent-To-Own option** is designed for clients who want to own a home but are **not yet ready to pay a large down-payment upfront**. This option allows you to **save monthly over a fixed period**, build discipline, and prepare yourself for home ownership in a structured and affordable way.

Instead of dealing with banks, bonds, or strict credit checks, clients save directly toward their future home while remaining protected under a legally compliant Rent-To-Own agreement.

How It Works

1. Choose a House Price Range

You select a house price based on what you qualify for according to your monthly income.

2. Save Monthly for 18–24 Months

You save an agreed monthly amount in the company for **18 to 24 months**. These savings act as your **future down-payment**.

3. No Immediate Occupation During Savings Period

During the savings phase, you **do not occupy the house yet**. This ensures affordability, commitment, and protection for both the client and the company.

4. Savings Converted Into Down-Payment

Once the savings period is completed:

- Your saved amount is used as a **down-payment**
- A Rent-To-Own contract is finalized
- You are then allowed to **move into the house**

5. Pay Monthly Instalments Until Ownership

After occupation, you pay fixed monthly instalments over an agreed period (depending on the house price and income category).

6. Transfer of Ownership

When the final payment is made:

- The property is transferred into your name
- Transfer fees are paid by the client
- A title deed is issued

WHO QUALIFIES FOR A HOME?

(Based on Your Monthly Salary)

To make home ownership affordable, we assess clients based on **monthly income after deductions** and match them with a **suitable house price range**. This ensures repayments and savings remain manageable.

1. Earn R6 000 – R15 000 per month

If your monthly income is between **R6 000 and R15 000**, you qualify for homes priced between:

- House Price:** R150 000 – R250 000
- Markup:** 50%
- Monthly Savings:** ± R2 500 – R3 500
- Payment Period:** 6 – 7 years

This option is ideal for first-time buyers and lower-income earners who want a structured and affordable path to ownership.

2. Earn R16 000 – R25 000 per month

If your monthly income is between **R16 000 and R25 000**, you qualify for homes priced between:

- House Price:** R251 000 – R500 000
- Markup:** 60%
- Monthly Savings:** ± R4 000 – R6 000
- Payment Period:** 8 – 10 years

This category suits growing families or individuals with stable employment who want more space and better locations.

3. Earn R26 000 – R35 000 per month

If your monthly income is between **R26 000 and R35 000**, you qualify for homes priced between:

- House Price:** R501 000 – R750 000
- Markup:** 65%
- Monthly Savings:** ± R6 500 – R8 500
- Payment Period:** 10 – 12 years

This option is suitable for professionals and households with stronger income capacity.

4. Earn R36 000 – R50 000+ per month

If your monthly income is **R36 000 or more**, you qualify for homes priced between:

- House Price:** R751 000 – R1 000 000
- Markup:** 65%
- Monthly Savings:** ± R9 000 – R12 000
- Payment Period:** 12 – 15 years

This category is designed for higher-income earners looking for premium properties.

UNFORESEEN EVENTS & PAYMENT DIFFICULTIES

We understand that life circumstances can change unexpectedly. This section explains what happens if a client is temporarily unable to make payments due to unforeseen events.

Unforeseen Events Covered

This clause applies if a client is unable to pay due to circumstances such as:

- A. Retrenchment**
- B. Loss of employment / dismissal**
- C. Accident, serious illness, or hospitalization**
- D. Any other verified situation beyond the client's control**

The company considers these events in good faith and aims to protect the client's investment as far as reasonably possible.

Options Available to the Client

In the event that the client cannot meet payment obligations, **Repholositswe Property Investment** will provide the client with **three (3) options** to avoid losing the house:

Option A: Three-Month Protection Period

- The client is granted a **three-month protection period** before repossession.
- **Month 1:** No payment required (grace period).
- **Month 2:** A formal legal notice is issued.
- **Month 3:** If no solution is reached, repossession procedures may begin.
- This process follows **South African legal requirements** and no immediate eviction takes place.

Option B: Renting Out the Property

- The client is encouraged to **rent out the house to tenants** so that the property pays for itself.
- Rental income is used to cover monthly instalments.
- If needed, the company may assist the client with **temporary accommodation on the same property**, such as:
 - A ready-made shack, or
 - A Wendy house placed in the backyard, until payments are stabilized.
- This option helps the client **retain ownership rights** while avoiding repossession.

Option C: Assistance from Family or Relatives

- The client may receive financial assistance from:
 - Family members
 - Relatives
 - Spouse or partner
- Third-party payment arrangements are allowed.
- Once the full balance is settled, **ownership transfer will be completed in the client's name** as per the agreement.
- Any private repayment agreements with assisting parties are **not the responsibility of the company**.

Company Commitment

Repholositswe Property Investment is committed to:

- Acting fairly and transparently
- Giving clients reasonable time to recover financially
- Protecting both the client's investment and the company's assets
- Applying South African Rent-to-Own and Instalment Sale legal principles
