



HOUSING STOKVEL REGISTRATION FORM 2025

The Umnotho Housing Stokvel is a project of Umnotho Leruo Investment Primary Co-operative

Address: Plot 79 Rietfontein, Muldersdrift, 1747, **GAUTENG**

☎ 010 595 9727 **WhatsApp:** 076 130 5761

info@umnotho.org.za www.umnotho.org.za

1. PERSONAL INFORMATION

First Names		Surname			
ID/Passport No		Male	Female	Age	
Cell Number		Email			
Alternative Contact Number					
Disability?	Yes/No	If Yes, please describe			

Your Residential Address:.....
..... Postal Code:.....

Marital Status	Single		Married		Cohabiting		Divorced		Widowed	
Spouse/Partner's Name					ID Number					
					Contact Number					

2. BENEFICIARY NOMINATION

In the unfortunate event of death or permanent disability, my wish is for my Stokvel Contributions or property to be transferred to the nominated beneficiaries.

1. Name		ID/Date of Birth	
2. Name		ID/Date of Birth	
3. Name		ID/Date of Birth	

3. MEMBERSHIP AND STAND TRANSFER

Existing Member (I fully paid/still paying for my Stand)		New Member (I do not have a Stand)	
EXISTING MEMBERS ONLY Transfer / Keep Stand	I want to transfer my Stand to the Stokvel (*R30 000 discount) All the money paid for Stand, Infrastructure, and Architect will be transferred to the Stokvel Account as a deposit.		
	I want to keep my Stand separate from my Stokvel Account		

4. MY STOKVEL ACCOUNT

CHOOSE YOUR MONTHLY STOKVEL Mark with ✕	R500		R2500		AVAILABLE HOUSE PACKAGES Mark with ✕	
	R800		R3000			
	R1000		R3500		4.1	2 Bedroom @ R365 000
	R1200		R4000		4.2	3 Bedroom @ R445 000
REGISTRATION FEE: R500	R1500		R5000		4.3	I will design my own House or Rental Unit
	R2000		R6000		Estimated Cost for my design? R	

How much deposit are you able to pay?	R	Deposits earn you interest.
How many Stokvel Accounts do you want?		Fill out another Registration Form

5. WHAT WOULD YOU LIKE TO BUILD? (You can select more than one)											
Mark with X											
My Own House		Rental Units		Other	(Specify)						
6. GOVERNMENT HOUSING SUBSIDY INFORMATION											
Employed		Self-Employed		Social Grants		Unemployed with a source of income					
Monthly Income		R0 – R3500			R3501- R22 000			Above R22 000			
Do you qualify for Government Housing Subsidies (Y/N)						Have you applied for a Housing Subsidy (Y/N)					
Have you benefited from Housing Subsidies before? (Y/N)						Do you own property or a RDP House? (Y/N)					
Will this be your first property to own? (Y/N)											
FINANCIAL DEPENDENTS											
A financial dependent is anyone who relies on you financially for things like money, clothes or food. This might include children, relatives, or spouse.											
1. Name					ID/Date of Birth						
2. Name					ID/Date of Birth						
3. Name					ID/Date of Birth						
7. UMNOTHO COMMUNITY BANKING											
Umnotho Financial Institute (CFI0002) was granted a banking license by the SA Reserve Bank as per the Co-operative Banks Act. Umnotho CFI is also a licensed credit provider (NCRCP16973).			Banking Products			Would you like to know more about this exciting opportunity to be a Shareholder?					
			Savings	Loans	Shares						
8. LERUO INVESTMENT SHARES											
Umnotho Leruo Investment Co-operative is a business owned by Members that takes advantage of the opportunities around the Umnotho project.			Current Projects			Would you like to become a Shareholder in the business?					
			Filling Station	Shopping Complex	Rental Units						
9. HOW DID YOU HEAR ABOUT US?											
Word of Mouth		Internet		Facebook		Instagram		WhatsApp		TikTok	
YouTube		LinkedIn		Signboard		Other (Specify)					
10. REFERRAL (If you are referred by one of our Members)											
Member's Name					Member's Contact No						
PLEASE NOTE THE FOLLOWING											
<ol style="list-style-type: none"> To join the Housing Stokvel, a non-refundable Registration Fee of R500.00 is payable for each Stokvel Account. Existing Members who paid R6 700, R8 500, R10 000, and R12 500 for their Stands will be granted a R30 000 discount when transferring their Stands to the Stokvel. The registration fee and the monthly Stokvel payments must be paid in the following bank account: Banking Details: Umnotho Leruo Investment FNB Account: 6288 4611 247 Branch Code: 210636 (Cradlestone Mall Branch) Reference: ID Number/Passport Number You can submit the Registration Form and Proof of Payment at Umnotho's Offices: Plot 79 on R114 Road, Rietfontein, Muldersdrift. You can also email form to: info@umnotho.org.za, or WhatsApp 076 130 5761. <p>You can register online: www.umnotho.org.za</p>											

Umnotho Housing Stokvel Terms and Conditions (Terms)

A. Definitions

The following words are defined for consistency. These words will begin with a capital letter, where indicated. Singular words include the plural and the other way around.

- A.1. **“Agreement”** means Umnotho Housing Stokvel Terms and Conditions (Terms), accepted and signed by the Member.
- A.2. **“Allocation List”** means a list of Members duly prepared by Umnotho For Empowerment, arranged in order of the first Member to finish paying for the Stand or Stokvel, to the last Member to finish paying.
- A.3. **“Breathing Space”** means a period of relief from paying the Stokvel Amount. The Breathing Space can be up to 12 months.
- A.4. **“Commencement Date”** means the date of signature of this Agreement.
- A.5. **“Credit Agreement”** means an agreement signed between the Member and the Stokvel, which contains the home-building loan offered to the Member to build his/her house. The Credit Agreement stipulates the principal debt, the interest rate, the initiation fee, monthly administration fees, the Stokvel Cover Premium, and the repayment schedule.
- A.6. **“House Package”** means a Stokvel product and a package deal offered to Members, which includes a Stand and a house chosen or designed by the Member. Each package has its own price.
- A.7. **“Member”** means a person or an organization choosing the join the Umnotho Housing Stokvel by entering into this Agreement with Umnotho and subscribing to the Terms of the Umnotho Housing Stokvel.
- A.8. **“Nominated Beneficiary”** means a person nominated by the Member to receive proceeds of the Member’s Investment in the event of the Member’s death or permanent disability.
- A.9. **“Parties”** means Umnotho and the Member; and **“Party”** shall have the corresponding meaning within the context of the relevant clause(s).
- A.10. **“Project”** means all the relevant Project activities, which include bringing Members together, saving together, purchasing land for housing, subdividing the land into residential stands, allocating Stands to Members, and Members collaborating to build houses.
- A.11. **“Premium”** means the monthly amount paid for the Stokvel Cover benefits as stipulated in this Agreement.
- A.12. **“Stand”** means an Erf or a plot of land within Umnotho’s Townships, zoned for residential or commercial purposes.
- A.13. **“Stokvel Account”** means a savings pocket with a target amount equaling the price of the House Package selected by the Member. The stokvel Account also means a Member’s statement with records of payments, withdrawals, and fees.
- A.14. **“Stokvel Amount”** means the amount of money the Member selected to pay every month into the Stokvel Account.
- A.15. **“Stokvel Contributions”** and **“Investment”** mean the money paid by Members to the Stokvel to secure houses or rental units.
- A.16. **“Stokvel Cover”** means a self-insurance scheme initiated by Members, which covers the Member in the event of death, permanent disability, and loss of income.
- A.17. **“Stokvel Home Building Finance”** or **“Stokvel Finance”** mean a loan that the Stokvel gives a Member to finance the building of his/her house or rental units.
- A.18. **“Umnotho”** means Umnotho Leruo Investment Primary Co-operative Limited, with registration number 2020/003656/24; and having its registered office at Plot 79 on R144 Road, Rietfontein, Muldersdrift, Krugersdorp, 1747, South Africa.
- A.19. **“Umnotho Housing Stokvel”** and **“Stokvel”** mean the collective of Members, their organisational structure, and their rules. Stokvel also means a housing project by Umnotho that recruits Members to collaborate to purchase land and to implement a housing development project, which will ultimately provide each Member a minimum of a 2-bedroom house.

B. Introduction

- B.1. Umnotho Housing Stokvel aims to promote decent housing and to lower the cost of housing. The Stokvel invites families in need of housing to collaborate in implementing housing development projects where Members share costs and finance each other to build decent houses.
- B.2. The Terms and Conditions contained in this document are a binding Agreement between the Member and the Stokvel. These Terms become effective upon signing this Agreement.
- B.3. Members have the right to a cooling-off period of 21 business days where a Member can cancel the Agreement and be refunded all the Stokvel Contributions. Members are aware and agree that the registration fee is non-refundable.
- B.4. Members are aware and agree that the cooling-off clause does not apply to Members who transferred their Stands to the Stokvel.
- B.5. The Stokvel is a Project of Umnotho, which is a legal entity owned by its Members and managed by a board of directors, elected by Members at the Annual General Meeting (AGM).
- B.6. The Stokvel advances a funding model that includes contributions by Members, housing subsidies, finance, and donor funding.
- B.7. Members will be allocated Stands and houses in the following developments:

Housing Development	Purchased Land	Title Deed
Greengate Ext 60	Portion 130 Rietfontein 189-IQ	T32772/2015
Greengate Ext 74	Portion 79 Rietfontein 189-IQ	T54025/2015
Greengate Ext 114	Re: Portion 4 Rietfontein 189-IQ	T42789/2021
Mogale Ext 28	Portion 63 Nooitgedacht 534-JQ	T98970/2015
Greengate Ext 140	Portion 268 Rietfontein 189-IQ	T9911/1967
Mogale Ext 68	Portion 130 Nooitgedacht 534-JQ	T50602/1987

1. Umnotho Housing Stokvel: Mission and Objectives

- 1.1. The mission of the Stokvel is to bring together families in need of decent housing, and for the families to collaborate in implementing their own housing development project.
- 1.2. The Stokvel aims to achieve the following objectives:
 - 1.2.1. To create a platform where Members can crowdfund and finance each other to build decent housing.
 - 1.2.2. To promote decent housing by lowering the cost of housing so that low-income families can build their own homes.
 - 1.2.3. To promote property investment.

2. Joining the Stokvel

- 2.1. Natural persons and juristic persons can join the Stokvel. People who are employed, unemployed, self-employed, government employees, pensioners, people living with disabilities, blacklisted, those who qualify for housing subsidies and those who do not qualify for housing subsidies, can all join the Stokvel.
- 2.2. To join the Stokvel, the Member must deposit a non-refundable registration fee of R500 for each Stokvel Account. The Member must submit proof of payment and the registration form.
- 2.3. Payments must be deposited into **Umnotho Leruo Investment’s FNB Bank Account: 6288 4611 247**. The reference is the Member’s ID number.
- 2.4. A Member must choose any Stokvel Amount from R500 to R6000, which is to be paid monthly before the 10th of every month.
- 2.5. A Member will have 60 days from the Commencement Date to pay the first Stokvel Amount. Should the Member fail to pay within 60 days, this Agreement shall automatically terminate and be of no force and effect.
- 2.6. Members must keep copies of their proof of payment.

3. Available House Packages and Qualifying Criteria

- 3.1. A two-bedroom House Package is available at R365 000, which includes a 45m² house on a 150m² Stand.
- 3.2. A three-bedroom House Package is available at R445 000, which includes a 54m² house on a 150m² Stand.
- 3.3. Members are aware that a deposit of R10 000 is required to qualify for a two-bedroom House Package, and a deposit of R26 000 is required to qualify for a three-bedroom house.
- 3.4. House packages include infrastructure contributions, architects, municipal and NHBRC compliance, a kitchen sink, ceramic toilet, basin, bathtub, floor tiles, ceiling, and a geyser.
- 3.5. Members have the option to design their own House Packages based on their needs and affordability. The package can be a single or double-storey design.
- 3.6. Members who are designing their own houses will conclude building plans with an architect, and the Stokvel will source a contractor and building material from its suppliers.
- 3.7. Members who are going to design their own House Packages will require a 10% deposit to secure the Stokvel Home Building Finance.
- 3.8. A Member has the option to extend their House Package by including a stove, kitchen unit, wall wardrobe, carpets, solar, paving, and a boundary wall.
- 3.9. Members have the option to extend the size of the Stand up to 600m². Members are aware and agree that Umnotho will charge a fee for the additional square meters of land.
- 3.10. New Members will qualify for the Stokvel Home Building Finance 13 months after joining the Stokvel, and existing Members will qualify after 9 months.

4. Stokvel Home Building Finance:

- 4.1. The Stokvel Home Building Finance is a loan that the Stokvel avails to Members. The Stokvel can be used to finance:
 - 4.1.1. A complete house of your choice.
 - 4.1.2. Rental units, carport, renovations, and furniture.
- 4.2. The Stokvel will finance Members based on the Member's assessment and affordability. The Stokvel will also allow co-ownership where a Member and his/her partner jointly apply for the Stokvel Home Building Finance.
- 4.3. Based on a positive assessment, the Stokvel will finance Members that are blacklisted, self-employed or unemployed but with a source of income.
- 4.4. Members who cannot prove affordability and Members who achieved a negative assessment may not qualify for the Stokvel Home Building Finance.
- 4.5. Members who failed to qualify for the Stokvel Home Building Finance will be advised on how to achieve a positive assessment. The assessment period may be extended by 6 months to allow the Member to build a good record.
- 4.6. Members who still fail to qualify after the extended 6 months may be offered Stands where they can build their own houses. Members will be offered Stands as follows:
 - 4.6.1. Members who transferred their Stands to the Stokvel may be moved back to their initial packages before transferring the Stands. All the Stokvel Contributions plus the interest earned will be refunded. The reversal of the Stands will cancel the R30 000 discount.
 - 4.6.2. Members who joined the Stokvel without a Stand will be offered a 150m² Stand at R90 000. All the Stokvel Contributions plus the interest earned will be refunded.
 - 4.6.3. Members who choose to terminate this Agreement after failing the assessment, will be refunded as per clause 20.3.
- 4.7. Members who choose not to take the Stokvel Home Building Finance and opt to be allocated a Stand where they can build using their own means, will be offered a Stand as per clauses 4.6.1 and 4.6.2.

5. Stand Transfer to Stokvel Account

- 5.1. Members who are transferring their Stands to the Stokvel agree that all the money paid for the Stand, infrastructure, and architects, will be transferred to the Stokvel Account. The Stand will be upgraded to include a house or rental units. The money transferred will be treated as a deposit towards the selected House Package.
- 5.2. Members who secured their Stands with the amount of R6 700, R8 500, R10 000, and R12 500, when transferring their Stands to the Stokvel, qualify for a R30 000 discount on their selected House Packages.
- 5.3. Members who secured their Stands with the amounts; R55 000, R75 000, and R90 000, when transferring their Stands to the Stokvel, the amount paid for the Stand will be treated as a deposit on their selected House Package.

6. The Stokvel Stages

- 6.1. **The Assessment Stage** is the period where the Stokvel observes the Member's payment patterns and behavior, which will be used to assess if the Member qualifies for the Stokvel Home Building Finance and to determine the loan amount that the Member qualifies for. The Assessment Stage also allows Members the time to raise the deposit needed for House Packages.
 - 6.1.1. Members are aware that the assessment stage will take a minimum of 13 months for new Members and 9 months for existing Members.
 - 6.1.2. In the event that a Member skips payments during the assessment stage, the assessment period will be extended by the number of months skipped.
 - 6.1.3. **What happens after 13 months?** After the 13 months of assessment, the Member must continue to pay the monthly Stokvel Amount until their Stand is allocated. Monthly payments are important to raise a bigger deposit, which will lower the repayment amount and the loan term.
- 6.2. **Stand Allocation** is a stage where the Member is allocated a Stand in one of Umnotho's developments.
 - 6.2.1. Members must have a minimum of R10 000 in their Stokvel Account to be allocated a Stand.
 - 6.2.2. Members are aware and agree that Stands will be allocated as per the Allocation List.
- 6.3. **Housing Subsidy Application** is a process where a Member applies for relevant housing subsidies. The Stokvel targets the Breaking New Ground and the First Home Finance subsidies to assist Members building their own houses.
- 6.4. **The Credit Agreement Stage** is a stage where a Member applies for Stokvel Home Building Finance. Based on the assessment the Stokvel will offer the Member a credit quotation, which will state the amount of money the Stokvel is willing to loan the Member and how the loan should be paid back. When the Member accepts the quotation, the Parties will sign the Credit Agreement.
- 6.5. **Designing a House Package** is a stage where a Member designs their own House Package based on their subsidy amount, savings, and the loan offered by the Stokvel. This is the stage where a Member can choose to design a bigger house, increase the Stand size, and include additions like a carport, a boundary wall, paving, a solar system, or a kitchen unit.
- 6.6. **Building a House or Rental Units** is a stage where the Stokvel contracts a building company, architects, engineers, and other relevant professionals to construct the house or rental units as designed by the Member.
- 6.7. **House Handover** is a stage where the house is handed over to the Member after the Member is satisfied with all building work.

Initials: _____

7. Allocations of Stands and Houses

- 7.1. The Stands will be allocated as per the Allocation List, which was prepared by Umnotho For Empowerment.
- 7.2. Members who were already added to the Allocation List, will keep their position on the list when transferring to the Stokvel.
- 7.3. New Members will be added to the Allocation List after 13 months and with a minimum of R10 000 in their Stokvel Account.
- 7.4. Members will have the option to choose any Stand in any of Umnotho's housing developments. Currently, Umnotho has 6 developments around Muldersdrift.
- 7.5. Should a Member choose a Stand bigger than what was agreed upon, the Member will pay a fee for the additional square meters of land. The fee will be determined by Umnotho. Members are aware that different sites may have different fees.
- 7.6. Members are aware that the government may influence the allocation of Stands and houses by prioritizing certain groups of Members, which may include pensioners and people living with disabilities.
- 7.7. The Member waives any right it may have to compel the Stokvel to allocate Stands and houses in any particular order.
- 7.8. Members are aware that the Stands are not yet ready for construction, Umnotho is currently designing and preparing to install bulk and internal infrastructure for water, sewer, roads, stormwater, and electricity.
- 7.9. Members are aware that there can be delays on the Project given the unpredictable nature of housing developments and Umnotho is unable to stipulate the exact date when Stands will be allocated to Members.
- 7.10. The Member waives any right it may have to compel Umnotho to distribute the Stands at a particular time.
- 7.11. Members shall not invade the properties secured for the Project or disturb any construction meant for the Project. Should a Member attempt such, such will be deemed a breach of this Agreement and Umnotho shall be entitled to terminate the Agreement and recover from the defaulting Member damages for the breach.

8. Government Housing Subsidies

- 8.1. The Stokvel targets two government-housing subsidies: The Breaking New Ground (BNG) and the First Home Finance.
 - 8.1.1. **The Breaking New Ground**, which is an improvement of the previous RDP subsidy, is targeted at households earning up to R3 500 per month. The total subsidy stands at R286 364, which can assist Members to achieve houses.
 - 8.1.2. **The First Home Finance** subsidy is given to households earning between R3 501 and R22 000 per month. The total subsidy is up to R169 264. (Information accessed on the 23rd of December 2024).
- 8.2. Members are aware that subsidies are available to qualifying households. Members who do not qualify for government subsidies will still be assisted by the Stokvel to build their houses.

9. Construction of Houses

- 9.1. The Stokvel will appoint a resident architect to issue architectural guidelines for each Stand and to approve building plans.
- 9.2. Members may use their own architects; however, every building plan must first be approved by the resident architect. The resident architect will charge a fee to approve external designs.
- 9.3. The Stokvel will appoint the main building contractor to build the houses. Should a member wish to build their own house or to use a different construction company, such a company must sub-contract under the appointed main contractor.
- 9.4. All the houses to be built by Members must comply with the municipal and NHBRC building regulations and standards.
- 9.5. No shacks or unauthorized structures will be allowed.

- 9.6. Members agree to comply with municipal by-laws and to abide by the rules of the body corporate, concerning homeownership, and being a good neighbor.

10. Title Deeds

- 10.1. Each Stand or house will have a title deed.
- 10.2. Title deeds will be handed to fully paid Members.
- 10.3. Members are aware that the Stokvel may keep the title deeds until the Stokvel is fully paid.
- 10.4. Members are aware and agree that during the term of the Credit Agreement, the Stokvel may register a mortgage bond with the Deeds Office as security for the Stokvel.
- 10.5. Title deeds may be in the form of a full or Sectional Title, depending on the development where Members are allocated.
- 10.6. In the event that a Title Deed is not ready, Umnotho will issue the Member with a Permission to Occupy (PTO), which will give ownership to the allocated Stand.
- 10.7. There may be common areas, which may include, but are not limited to parking, toilets, playground, and recreational facilities. The common areas will be available to owners and tenants.
- 10.8. Umnotho may choose to retain management of the common areas or establish a body corporate. Umnotho or the established body corporate will charge and collect levies for the maintenance and upkeep of the common areas.

11. Interest on the Stokvel Accounts

- 11.1. During the Assessment Stage, the Stokvel will pay interest on the Stokvel Accounts as per the following:
 - 11.1.1. 5% to up-to-date Members;
 - 11.1.2. 3% to Members who are in 3 months arrears;
 - 11.1.3. 1% to Members who are in 6 months arrears;
 - 11.1.4. 0% to Members who are in 12 months arrears;
 - 11.1.5. 0% to Members with Dormant Accounts.
- 11.2. The Stokvel Account pays a monthly compound interest, which is interest earned on every deposit plus the interest that builds up.
- 11.3. Members are aware that the money transferred from payments towards Stand, infrastructure, and architects, will not earn interest.

12. Fees on the Stokvel Account

- 12.1. The following fees are payable on the Stokvel Account:
 - 12.1.1. R100 monthly admin fee, which includes the Stokvel Cover.
 - 12.1.2. R30 as a late payment fee for any payment made after the 10th day of the month.
 - 12.1.3. R50 will be charged as a penalty for skipping a payment.
 - 12.1.4. R20 will be charged for paying less than the chosen Stokvel Amount.
- 12.2. In the event that a Member is unable to pay the Stokvel Amount, such a Member can apply for a Breathing Space, which can last up to 12 months. During the Breathing Space, Members will not be charged any fees on their Stokvel Amount.
- 12.3. Members are aware that should they wish to transfer their Stokvel Account to the next person, an administration fee of R500 will be charged.

13. Dormant Account

- 13.1. The Stokvel Account will go dormant if:
 - 13.1.1. There is non-payment for 12 consecutive months.
 - 13.1.2. The funds in the Stokvel Account are depleted.
- 13.2. A dormant account will not be charged any fees, and it will not earn any interest.
- 13.3. A reactivation fee of R1 000 will be charged to reactivate a dormant account,
- 13.4. When closing a dormant account, only 70% of the paid Stokvel Contributions will be refunded plus the interest accrued.

Initials: _____

14. Stokvel Cover

- 14.1. Members are aware that the Stokvel Cover is a self-insurance scheme initiated by Members as a risk management strategy to cover potential losses.
- 14.2. Members are aware and agree that the Stokvel Cover is an intentional initiative to support the Members and their families, to strengthen the Stokvel administration, and to build the Stokvel Legacy Fund.
- 14.3. In consultation with Members, the Stokvel will conclude the Stokvel Cover policy by the 16th of January 2026.
- 14.4. Members are aware that the Stokvel collects monthly Premiums to build a loss fund, which will cover Members in the event of death, permanent disability, and loss of income.
- 14.5. Members are aware and agree that the Stokvel Cover is compulsory for all Members of the Stokvel.
- 14.6. Members are aware that the Stokvel Cover has three components: the Legacy Fund, the Credit Insurance, and Matshidiso. Each component has its own terms and conditions.
- 14.7. The Stokvel Cover Premiums are payable in advance and due on the 10th day of the month.

14.8. The Legacy Fund

- 14.8.1. The Legacy Fund is a Stokvel crowdfunding initiative aimed at building a fund that will cover the Stokvel losses and raise funds to pursue an underwriter license for the Stokvel insurance products.
- 14.8.2. Members are aware and agree that the Legacy Fund monthly Premium is R100 per Stokvel Account. The Legacy Fund monthly Premium is included in the Stokvel Amount and the Premiums will automatically be deducted from the Member's Stokvel Account.
- 14.8.3. Members are aware and agree that the Legacy Fund monthly Premium is payable for 36 months or until termination of this Agreement.
- 14.8.4. Members are aware and agree that the Legacy Fund monthly Premiums collected by the Stokvel are non-refundable.
- 14.8.5. Members are aware that out of every R100 collected, R70 will be allocated to the Legacy Fund and R30 will be allocated towards Stokvel administration costs.
- 14.8.6. Members are aware and agree that the Legacy Fund Premiums are still payable even when the Stokvel Cover has lapsed.

14.9. The Stokvel Credit Insurance

- 14.9.1. The Stokvel Credit Insurance is a self-insurance designed to cover the Member's debt in the event of death, permanent disability or loss of income.
- 14.9.2. Members are aware and agree that the Stokvel Credit Insurance monthly Premium is calculated at R2 for every R1000 on the loan amount taken by the Member.
- 14.9.3. Members are aware and agree that the Credit Insurance monthly Premiums, which are collected by the Stokvel are non-refundable.

14.10. Matshidiso

- 14.10.1. Matshidiso means contributions collected from all Members of the Stokvel in the event that a Member dies. Matshidiso is a Stokvel culture that adopts the philosophy of Ubuntu, which emphasizes sharing the benefits and burdens of the community, so that no one is prejudiced.
- 14.10.2. Members are aware and agree that in the event that a Member dies, Matshidiso contribution will be R100 per Member.

- 14.10.3. Members agree that the Matshidiso will automatically be deducted from their Stokvel Accounts.
- 14.10.4. Only one contribution will be deductible per month. In the event that two or more Members die in the same month, the deductions will be spread to the following months. Families of the deceased Member will however claim and be paid as per the Terms of this Agreement.
- 14.10.5. A Member can only contribute up to 6 times per year.
- 14.10.6. Members are covered immediately after paying the Stokvel registration fee.
- 14.10.7. In the event that a Member dies, the family of the deceased Member must inform the Stokvel within 6 months from the date of death. Claims submitted after 6 months will not qualify for Matshidiso benefits.
- 14.10.8. Members are aware and agree that Matshidiso will be paid out as follows:
 - Exactly 33.3% of the contributions will be paid to the Nominated Beneficiaries, 33.3% will be allocated to the Stokvel administration, and the remaining 33.3% will be allocated to the Stokvel Legacy Fund.
- 14.10.9. Members with dormant Stokvel Accounts will not qualify for Matshidiso benefits.
- 14.10.10. In the event that the deceased Member's Stokvel Account is in arrears, Matshidiso will first settle the total arrears, and the remaining balance will be paid out to the Nominated Beneficiaries.
- 14.10.11. Members are aware and agree that Matshidiso contribution will still be payable even when the Stokvel Cover has lapsed.

14.11. Claiming from the Stokvel Cover

- 14.11.1. Members can claim from the Stokvel Cover in the event of death, permanent disability, and loss of income.
- 14.11.2. Claims will be submitted to the Stokvel Insurance Committee, which will assess and decide on the claims. The Umnotho Office will provide claim forms.

14.12. In the Event of Death

- 14.12.1. In the event of a Member's death, the Stokvel Cover will settle the outstanding balance on the Stokvel Home Building Finance. After settling the loan, the Stokvel will register the title deed in the names of the Nominated Beneficiaries.
- 14.12.2. Members are aware and agree that if the Member is in arrears during the time of death, the Stokvel Cover will settle the outstanding balance on the Stokvel Home Building Finance minus the arrears on the loan. The total balance in arrears will be outstanding and payable.
- 14.12.3. In the event that the Member dies and their Stokvel Account in arrears, the mortgage bond will be kept in place until the outstanding balance is paid by the surviving beneficiaries.

14.13. In the Event of Permanent Disability

- 14.13.1. A permanent disability is regarded as a physical or mental condition that prevents the Member from working for the rest of his/her life.
- 14.13.2. In the event of a Member's permanent disability the Stokvel Cover will settle the outstanding balance on the Stokvel Home Building Finance. The title deed will be transferred to the Nominated Beneficiaries.
- 14.13.3. If the Member is in arrears, the Stokvel Cover will settle the outstanding balance minus the arrears on the loan.
- 14.13.4. If the Member has an outstanding balance, the mortgage bond will be kept active until the outstanding balance is paid by the surviving beneficiaries.

14.14. In the Event of Loss of Income

- 14.14.1. Loss of income is when a Member's main source of income is interrupted or stopped. This happens when a Member loses his/her job or his/her business is interrupted.
- 14.14.2. In the event that a Member experiences a loss of income, the Stokvel Cover will pay the Member's monthly installment on the Stokvel Home Building Finance for up to 12 months. The Member will however present evidence of loss of income to the Stokvel Credit Committee after every 3 months.
- 14.14.3. The Stokvel Cover will not pay the arrears.
- 14.14.4. Members are aware and agree that in the event a Member experiences a loss of income, the Stokvel Cover can only pay the installments for Stokvel loans.
- 14.14.5. Members are aware and agree that Members who are in the Assessment Stage can only qualify for a Breathing Period of up to 12 months. Members are aware and agree that the Stokvel Cover does not pay Stokvel contributions, the Stokvel Cover only services loans. Members must be with the Stokvel Cover for at least 12 months to benefit from this cover.

14.15. Lapsing and Termination of the Stokvel Cover

- 14.15.1. Members are aware and agree that when the Stokvel Cover lapses, the Stokvel Cover is terminated, and the Member will not be entitled to any cover or benefits.
- 14.15.2. Members are aware and agree that the Stokvel Cover will lapse when the Member fails to make 3 consecutive monthly payments.
- 14.15.3. Members are aware and agree that the Stokvel Cover will lapse when the Member owes more than 3 monthly Premiums.
- 14.15.4. Members are aware and agree that the Stokvel Cover will lapse when the Stokvel Account becomes dormant.
- 14.15.5. The Stokvel Cover will automatically terminate if the Member does not make a payment within 60 days from the Commencement Date.
- 14.15.6. Once the Stokvel Cover has lapsed, it may within 3 months of the date of lapse, be reinstated with no waiting period except for the remainder of the original waiting period, if any.
- 14.15.7. Members are aware that the Stokvel Cover can only be reinstated once in 2 years with no waiting period.

15. Management of the Stokvel

- 15.1. In consultation with Members the Stokvel will conclude the Stokvel Constitution by 16 January 2026.
- 15.2. The Stokvel will be managed by three committees: the Stokvel Management Committee, the Stokvel Credit Committee, and the Stokvel Insurance Committee.
- 15.3. There may be other committees set up for specific roles to advance the objectives of the Stokvel.
- 15.4. The Stokvel Management Committee will design the Stokvel Strategy and oversee the implementation of the Stokvel Strategy.
- 15.5. The Stokvel Credit Committee will assess and decide on issuing loans to Members.
- 15.6. The Stokvel Insurance Committee will assess and decide on the claims.

16. Umnotho Governance

- 16.1. Umnotho is a Member-owned organisation managed by a board of directors consisting of 9 directors. The board of directors is elected by Members at the Annual General Meeting.
- 16.2. Every Member has one vote. Members who are under the age of 18 years can join but they are not permitted to vote.
- 16.3. A Member organisation, Stokvel or group, will have one vote.
- 16.4. The board of directors appoints project managers, administrators, town planners, engineers, environmental specialists and other professionals for the implementation of the Project.
- 16.5. Annual audited statements are presented at the Annual General Meeting.
- 16.6. Members are updated on the progress of the Project through meetings and presentations where Members are invited to interact with the reports.

17. How is the Stokvel Funded?

- 17.1. **Stokvel Contributions.** Members are aware that the primary funding for the Stokvel is the monthly contributions that Members deposit into their Stokvel Accounts. The success of the Stokvel depends entirely on the Stokvel Contributions.
- 17.2. **Government Housing Subsidies.** Members are aware that government funding is an important part of the Project. Government funding is recognized as housing subsidies and infrastructure grants.
- 17.3. **Development Loans and Grants.** Members are aware that the Stokvel Contributions may not be sufficient to finance the entire Project, the Stokvel may need external funding to be able to finance all the houses. The Stokvel will position itself to attract developmental loans.
 - 17.3.1. In the event that the Stokvel secures a loan to fund the building of the houses, the Member understands and agrees that each Member shall be jointly and severally liable for performing all of Umnotho's (the borrower) obligations under the Loan Agreement, which includes repaying the loan.
 - 17.3.2. In anticipation of the loan agreement, the Member hereby understands and agrees that Umnotho may grant the lender as security or collateral for the loan, an enforceable claim that gives the creditor the right to repossess all or part of Umnotho's property, including the land.
 - 17.3.3. The Member hereby grants Umnotho their consent to conclude any other agreement with third parties that have a material interest in the Project.
- 17.4. **Home Financing Institutions.** Members are aware that the Stokvel will entertain proposals from home financing institutions and the Stokvel may enter into financing agreements with such institutions.
 - 17.4.1. In the event that the Stokvel may not be able to finance a Member, the Stokvel may refer the Member to a suitable home financing institution.
- 17.5. **Fundraising.** Members are aware of and agree to be part of the Stokvel fundraising initiatives. The Stokvel aims to take advantage of the Members' social capital and the potential to raise funds.

18. Amendment of the Agreement

- 18.1. Amendment of the Agreement and changes to the Terms can be done at the Stokvel Annual General Meeting or the Stokvel Special General Meeting.
- 18.2. Members are aware and agree that the Stokvel is a collective structure governed by majority rule. A decision or resolution taken by the majority of Members in a quorate Stokvel Annual General Meeting or Stokvel Special General Meeting will be binding to all Members.
- 18.3. Members have the right and responsibility to attend and participate in the Stokvel meetings to inform decisions.
- 18.4. Should a Member wish to suggest a change to this Agreement, the suggested changes should be submitted to the Stokvel Management Committee. The Stokvel Management Committee will advise if the proposed changes should be forwarded to the Stokvel Annual General Meeting or if they will require a Special Stokvel General Meeting. Members may also raise the proposed changes during the Stokvel Annual General Meeting and the Special Stokvel General Meeting.
- 18.5. Changes to the Agreement and updates to the Terms will be sent out to all Members.

19. Barriers to the Project

- 19.1. Should there be objections, disputes, legal proceedings against the Project or any barrier to the success of the Project, such will be brought forward to Members for their decision and way forward.
- 19.2. A collective decision by Members concerning the Project, to the extent it is not detrimental to the Project and does not contravene the existing South African laws, will be preferred ahead of Umnotho's board of directors and the Stokvel Management.
- 19.3. Should for any reason the Project becomes unsuccessful, Members will be refunded as set out in this Agreement.

20. Termination of Agreement and Refunds

- 20.1. Either Party can terminate the Agreement by delivering to the other Party 30 days prior written notice.
- 20.2. This Agreement will automatically terminate should a Member fail to pay the first Stokvel Amount within 60 days from the Commencement Date.
- 20.3. Members are aware and agree that should a Member wish to terminate this Agreement and be refunded, only 70% of the paid Stokvel Contributions, will be refunded. Any outstanding fees will be deducted.
- 20.4. Members are aware and agree that Members terminated by Umnotho will be refunded 70% of their paid Stokvel Contribution.
- 20.5. Terminating Members must fill in a Member Termination Form, which is obtainable at Umnotho's offices.
- 20.6. Members are aware and agree that refunds will be paid within 30 days of receipt of a completed Member Termination Form. Should Umnotho not be able to pay the whole refundable amount in one payment, Members will be refunded in monthly installments.
- 20.7. Terminated Members will forfeit all present and future benefits of being a Member, including any amounts and donations raised from donors introduced to Umnotho by the terminating Member.
- 20.8. In the unfortunate event that a Member dies or becomes permanently disabled before completion of the Project, the Stand or the Investment will be transferred to the Nominated Beneficiary. Should the Nominated Beneficiary wish to be refunded; only 70% of the paid Stokvel Contributions will be refunded.
- 20.9. Should the Nominated Beneficiary be a minor, they must be assisted by a parent or guardian.
- 20.10. Nominated Beneficiaries are expected to submit a death certificate or proof of permanent disability for any claims.

20.11. Members are aware that should for any reason the Project becomes unsuccessful, Members will be refunded 70% (seventy percent) of their paid Stokvel Contributions. Members are aware that Umnotho may need to sell the assets acquired through the Stokvel Contributions before Members can be refunded.

21. Governing Law and Jurisdiction

21.1. This Agreement shall in all respects be governed by the laws of South Africa.

22. Acceptance of Terms

22.1. By signing below, I hereby confirm that I have read, understood and agree to the Terms and Conditions contained in this Agreement.

Full Names: _____

Identity Number: _____

Signature: _____

Date: _____

Initials: _____