

Lexis Convey v18.6.0

Release Notes

2025/07/17

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Settings Page Financial Institutions Update

Bonds

The **Capitec Bank Limited** Financial Institution has been updated.

The screenshot shows the Lexis® Convey application interface. The left sidebar contains a navigation menu with categories like Firm Settings, Users, My Settings, Common, Bonds, Transfers, Consents, Correspondent Conveyancing, Developments, Advanced Settings, Account Items, Messages, and Milestone Process Configuration. The 'Bonds' section is expanded, and 'Capitec Bank Limited (1)' is selected, indicated by a red arrow. The main area displays the 'Branches' section with a 'New' button and a 'Delete' button. Below this, the 'Branch Details' form is visible, containing fields for 'Is this branch active?' (checked), 'List name', 'Branch name', 'Place of payment of bond', 'Postal address', 'Physical Address', 'Administration centre address', 'Address for guarantee form', 'Place of payment of guarantees', 'Business Center', 'Telephone number', 'Fax number', 'Cancellation email address', 'Place of payment of bond (Afrikaans)', 'Postal address (Afrikaans)', 'Physical Address (Afrikaans)', 'Administration centre address (Afrikaans)', 'Address for guarantee form (Afrikaans)', 'Place of payment of guarantees (Afrikaans)', and 'Relationship Manager'. The 'Capitec Bank Limited' branch is highlighted in the left sidebar, and a red arrow points to it.

The following new fields have been added to the **Branches** section:

- Business Centre
- Relationship Manager

Lexis® Convey

MESSAGES MATTERS REPORTS DIARY SETUP DEBUG TESTS

Search for matter

Firm Settings

- Our Branches (3)
 - SMISELO MAKAPELA WILSENACH VAN WYK GOOSEN & BEKKER INC T/A WILSEN
 - SMISELO TRUNK WILSENACH VAN WYK GOOSEN & BEKKER INC T/A WILSENACH
 - WANDILE DIAMINI
- Trust Accounts (11)

Users

My Settings

Common

- Atorney Firms (21)
 - Comments
 - Conveyancers
 - Conveyancing Areas
 - Deeds Offices
 - Developers
- Estate Agencies (33)
 - Homeowners Associations
- Mortgage Originators (11)
 - Our References
 - Recipient Roles
 - Templates
 - Township Descriptions

Bonds

- Blue Strata Trading (Pty) Limited (1)
- BoE Private Bank (1)
- Business Partners Limited (1)
- Capitec Bank Limited (1)
- Capitec Bank Limited (1)

Branches

- Culnan Holdings Limited (1)
- Deloitte & Touche (1)
- Discovery Bank Limited (1)
- Discovery Home Loan Security Trust (1)
- Eskom Finance Company SOC Ltd (1)
- Fedgroup Participation Bond Managers (RF) (Pty) Limited (1)
- Ferbond (Pty) Ltd (1)
- FirstRand Bank Limited (8)
- FNB - JET (1)
- FNB Comm (LCS) (1)
- FNB Commercial Property Finance (2)
- FNB Private Clients (Lotus Notes) (1)
- Gauteng Partnership Fund (1)
- Greenstart Home Loans Proprietary Limited (1)

Transfers

Consents

Correspondent Conveyancing

Developments

Advanced Settings

Account Items

Messages

Milestone Process Configuration

Branches

New Delete

Name

Securities branch

Branch Details

Is this branch active? ☒

Telephone number: 0116382349

List name: * Securities branch

Fax number: 0116382345

Branch name: Securities branch

Cancellation email address: no-reply@lexisnexus.co.za

Place of payment of bond: Kokstad

Place of payment of bond (Afrikaans):

Postal address: 82 kokstad 4700

Postal address (Afrikaans):

Physical Address: Sihleza AA umzimkulu 3297

Physical Address (Afrik):

Administration centre address: Sihleza AA umzimkulu 3297

Administration centre address (Afrikaans):

Address for guarantee form: Sihleza AA umzimkulu 3297

Address for guarantee form (Afrikaans):

Place of payment of guarantees: Kokstad

Place of payment of guarantees (Afrikaans):

Business Center: Lookout Building

Relationship Manager: Mr KG Footer

User: Supervisor Our Refs: My Matters and Unassigned

Complete the required information and click the **Save** button.

Capitec Bank Limited

Financial Details Update

In the Financial Details the following new fields have been added to the **Fee Details** section:

- Additional Charges
- Capitalised Interest Amount
- Credit Cost Multiple
- Deposit
- Interest Fee
- Land Amount
- Monthly Service Fee
- Number Of Instalments
- Prime Rate
- Property Transfer Registration Fee
- Repayment Frequency
- Tax Registration Fee
- Total Amount Repayable
- Total Fees
- Total Instalment

- Total Interest Amount
- Valuation Amount
- Variable Annual Interest Rate
- Instalment Amount
- Capital Amount Available

Lexis® Convey

MESSAGES MATTERS REPORTS DIARY SETUP DEBUG TESTS

Change Password: Your password will expire in -200 day(s) Change Password

Matter List: Capitec 20250702

Bond - Samantha Mortgage Thompson / Capitec Bank Limited - New (Accepted)

Save Print Email SMS Anytime Milestones Send/Receive Lexis WinDeed Lexis Tracker Rodel Bridging Finance Currencies Direct Import transfer to bond

Milestone Summary
Bond Details
Financial
Accounts
Pay Authorities
Special Documents
Messages
Matter Comments
Documents Exchange
Attached Documents
Matter History

Financial

Assessment Fee:	
Insurance Cert Fee:	
Additional Charges:	32423.00
Capitalised Interest Amount:	234234.00
Credit Cost Multiple:	23432.00
Deposit:	324.00
Initiation Fee:	23423432.00
Interest Rate:	20.00
Land Amount:	234.00
Monthly Service Fee:	32432.00
Mortgage Bond Registration Fee:	324.00
Number Of Instalments:	234
Prime Rate:	423.00
Property Transfer Registration Fee:	242.00
Repayment Frequency:	234
Tax & Registration Fee:	234.00
Total Amount Repayable:	32.00
Total Fees:	324324.00
Total Instalment:	342432.00
Total Interest Amount:	23423.00
Valuation Amount:	23432.00
Variable Annual Interest Rate:	23432.00
Instalment Amount:	324324.00
Capital Amount Available:	23432.00

User: Supervisor Our Refs: My Matters and Unassigned

Complete the required information and click the **Save** button.

LDA Documents Update

The following new Special Documents have been added and also been added to **Documents for Signature** and **Lexis Sign**:

No.	List of e-Sig Documents
1	Form 232 Written Consent of Spouse.gd
2	Form 233 Confirmation of Marital Status.gd
3	Form 37 Suretyship Non NCA.gd
4	Form 38 Resolution.gd
5	Form 387 Suretyship NCA.gd
6	Form 39 Resolution passed by Company.gd
7	Form 39A Resolution passed by Shareholders.gd
8	Form 39B Resolution passed by an Entity as Shareholder.gd
9	Form 52 Debit Order.gd
10	Form 66 - Pledge and Cession.gd
11	Form 69 - Deed of Cession and Book Debts.gd
12	Form 70 Cession of Insurance.gd
13	Form 194 DS Facility Letter Residential Building Loan.gd
14	Form 195 DS Facility Letter Commercial Dev Loan.gd
15	Form 28 Waiver of Builder's Lien.gd
16	Form 298 DS Negative Pledge.gd
17	Form 314 Limited Guarantee NCA.gd
18	Form 314A Amendment and Restatement Agreement NCA.gd
19	Form 315 Limited Guarantee Non-NCA.gd
20	Form 315A Amendment and Restatement Agreement Non NCA.gd
21	Form 380 DS Residential Home Loan Agreement NCA.gd
22	Form 386 DS Pre-Agreement Quote Commercial Property NCA.gd
23	Form 47 Directors Letter.gd
24	Form 497 Commercial Development Loan NCA.gd
25	Form 498 Building Bond Pre-Agreement.gd
26	Form 546 Waiver of Landlords Hypothec Lien.gd
27	Form 67 Subordination Agreement.gd

Unscheduled documents are displayed in the **Document Name** dropdown and Special Documents scheduled to **Documents** page are displayed on the navigation pane under the **Special Documents** tab.

Lexis® Convey

MESSAGES MATTERS REPORTS DIARY SETUP DEBUG TESTS

Change Password: Your password will expire in -200 day(s). [Change Password](#)

Matter List: **Capitec 20250702**

Bond - Samantha Mortgagor Thompson / Capitec Bank Limited - New (Accepted)

Save | Print | Email | SMS | Anytime Milestones | Send/Receive | Lexis WinDeed | Lexis Tracker | Rodel Bridging Finance | Currencies Direct | Import transfer to bond

Milestone Summary

Bond Details

Financial

Accounts

Pay Authorities

Special Documents

Form 195 - DS Facility Letter Commercial Dev Loan

Form 298 - DS Negative Pledge

Form 314 - United Guarantee NCA

Form 315A - Amendment and Restatement Agreement NCA

Form 315A - Amendment and Restatement Agreement Non NCA

Form 37 Suretyship Non NCA

Form 387 - Pre-Agreement Suretyship

Form 546 - Waiver of Landlord's Lien/Hypothec

Form 52 - Deed Order

Form 195 - DS Facility Letter Commercial Dev Loan

Form 194 - DS Facility Letter Residential Building Loan

Form 232 - Written Consent by the Spouse

Form 380 - DS Residential Home Loan Agreement NCA

Form 47 - Directors Letter

Form 497 - Commercial Development Loan NCA

Form 498 - Building Bond Pre-Agreement

Form 67 - Subordination Agreement

Form 233 - Confirmation of Marital Status

Form 28 - Waiver of Builders Lien

Form 386 - DS Pre-Agreement Quote Commercial Property NCA

Messages

Matter Comments

Documents Exchange

Attached Documents

Matter History

Form 195 - DS Facility Letter Commercial Dev Loan

New | Delete | Move up | Move down

Document Name: Form 195 - DS Facility Letter Commercial Dev Loan

Print List Description: Form 195 DS Facility Letter Commercial Dev Loan

Existing Security Condition:

Development Amount: 1000.00

Public Liability Cover: 323230.00

Property Owner's Liability Cover: 10000.00

Construction Period: 1

Payment Day: ☒ 2025/07/17

Select Party: Samuel Mortgagor-Applicant Sumame-Howard

Parties description

User: Supervisor Our Refs: My Matters and Unassigned

Lexis Sign Update

The Documents has been updated.

The Lexis Sign document group has been added.

The screenshot displays the Lexis Convey software interface. The top menu bar includes 'MESSAGES', 'MATTERS', 'REPORTS', 'DIARY', 'SETUP', 'DEBUG', and 'TESTS'. The 'MATTERS' tab is active, showing a list of documents for 'Capitec 20250702'. A red arrow points to the 'Form 195 DS Facility Letter Commercial Dev Loan(1)' document, which is highlighted in blue. Below the document list, a table shows financial details for the selected document.

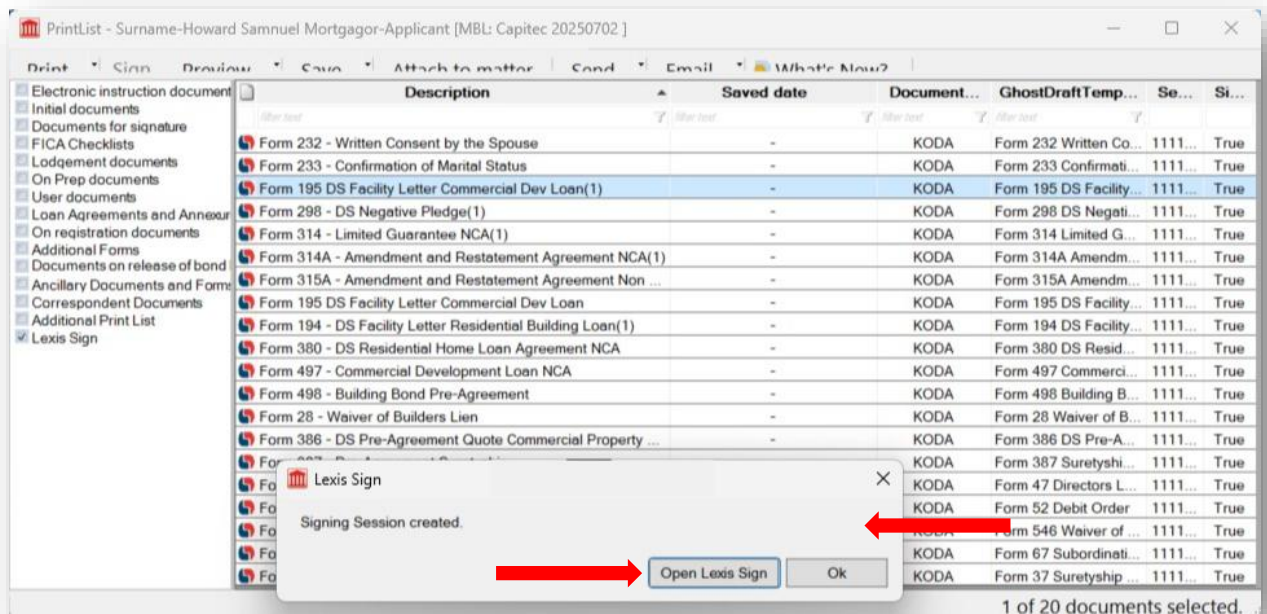
Description	Saved date	Document...	GhostDraft Temp...	Se...	Si...
Form 232 - Written Consent by the Spouse	-	KODA	Form 232 Written Co...	1111...	True
Form 233 - Confirmation of Marital Status	-	KODA	Form 233 Confirmat...	1111...	True
Form 195 DS Facility Letter Commercial Dev Loan(1)	-	KODA	Form 195 DS Facility...	1111...	True
Form 298 - DS Negative Pledge(1)	-	KODA	Form 298 DS Negati...	1111...	True
Form 314 - Limited Guarantee NCA(1)	-	KODA	Form 314 Limited G...	1111...	True
Form 314A - Amendment and Restatement Agreement NCA(1)	-	KODA	Form 314A Amendm...	1111...	True
Form 315A - Amendment and Restatement Agreement Non...	-	KODA	Form 315A Amendm...	1111...	True
Form 195 DS Facility Letter Commercial Dev Loan	-	KODA	Form 195 DS Facility...	1111...	True
Form 194 - DS Facility Letter Residential Building Loan(1)	-	KODA	Form 194 DS Facility...	1111...	True
Form 380 - DS Residential Home Loan Agreement NCA	-	KODA	Form 380 DS Resid...	1111...	True
Form 497 - Commercial Development Loan NCA	-	KODA	Form 497 Commerci...	1111...	True
Form 498 - Building Bond Pre-Agreement	-	KODA	Form 498 Building B...	1111...	True
Form 28 - Waiver of Builders Lien	-	KODA	Form 28 Waiver of B...	1111...	True
Form 386 - DS Pre-Agreement Quote Commercial Property ...	-	KODA	Form 386 DS Pre-A...	1111...	True
Form 387 - Pre-Agreement Suretyship	-	KODA	Form 387 Suretyshi...	1111...	True
Form 47 - Directors Letter	-	KODA	Form 47 Directors L...	1111...	True
Form 52 - Debit Order	-	KODA	Form 52 Debit Order	1111...	True
Form 546 - Waiver of Landlord's Lien/Hypothec	-	KODA	Form 546 Waiver of ...	1111...	True
Form 67 - Subordination Agreement	-	KODA	Form 67 Subordinati...	1111...	True
Form 37 Suretyship Non NCA	-	KODA	Form 37 Suretyship	1111...	True

1 of 20 documents selected.

Field	Value
Number Of Instalments	234
Prime Rate	423.00
Property Transfer Registration Fee	242.00
Repayment Frequency	234
Tax & Registration Fee	234.00
Total Amount Repayable	32.00
Total Fees	324324.00
Total Instalment	342432.00
Total Interest Amount	23423.00
Valuation Amount	23432.00
Variable Annual Interest Rate	23432.00
Instalment Amount	324324.00
Capital Amount Available	23432.00

User: Supervisor Our Refs: My Matters and Unassigned

You can now sign electronically the scheduled Special Documents.



To sign a document, select it and click the Sign button at the top of the page.

A Lexis Sign session will be created.

Click **Open Lexis Sign** to sign the document. You may be required to log in.

https://capitec.lexissign.co.za/Account/Login

Lexis Sign

Login

Username *

Use of this service is subject to [Terms & Conditions](#), [Privacy Policy](#) and [Cookie Policy](#)

NEXT

[Forgot password?](#) | [Don't have an account?](#)

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RELX Group™

Once logged in, you will be redirected to the document to be signed.
Fill in the required information of the document.
Then Sign the document and save it.

Lexis Sign Search... Logged in as wandile.dlamini@lexisnexis.co.za

GB202302020001_7

Document: 1 of 1

Form 195 - DS Facility Letter Commercial

Mortgagor

Pamela Pamela L. Cook

03 July 2025

The

PAMELA PAMELA L. COOK Identity Number 9103020950088

Dear Sir/Madam,

COMMERCIAL PROPERTY DEVELOPMENT LOAN FACILITY: ACCOUNT NUMBER 4242428965

We are pleased to inform you that Capitec Bank Limited ("Capitec") has agreed to provide the Facility/ies as shown below to:

PAMELA PAMELA L. COOK Identity Number 9103020950088 ("the Borrower")

against the securities specified and the terms and conditions recorded herein and Annexure A attached hereto. The Facility/ies may be availed of as herein after described as soon as all documentation and securities required have been provided to Capitec and found to be in order and the terms and conditions hereof have been complied with.

Facility letters and/or other agreements in respect of any other Facility/ies whether mentioned herein or not will however remain in full force and effect regarding such Facility/ies.

- FACILITY**
Commercial Property Development Loan
- AMOUNT**
R0.00
Including a maximum of R capitalised interest
- PURPOSE**
To finance, in part, the construction of a residential dwelling at 2 Bedroom, the property to be mortgaged ("the Property") as set out below, on the following basis.
 - A maximum of R213 213.00 to finance the purchase of the land and the issuing of property and municipal guarantees.
 - A maximum of R2 132 132.00 to finance the building/development costs.
- SECURITIES TO BE OBTAINED**

Lexis Sign Search... Completed Logged in as wandile.dlamini@lexisnexis.co.za

Status	Reference	Signatories	Modified	Documents	Actions
100 %	Capitec 20250702_19 (First Sectional Property Description provided)	Samuel Mortgagor-Applicant Surname-Howard (Mortgagor) Gertrude Applicant-Spouse Surname-Howard (Mortgagor) Wandile Dlamini (Signatory)	17 Jul 2025	1	Download
100 %	GB202302020001_7 2 Bedroom	Pamela Pamela L. Cook (Mortgagor)	3 Jul 2025	1	Download
100 %	GB202302020001_3 2 Bedroom	Pamela Pamela L. Cook (Mortgagor), Wandile TestSignatory Surname (Authorised), Wandile Dlamini (Witness), Wandile Dlamini (Signatory)	3 Jul 2025	3	Download
100 %	GB202302020001_2 2 Bedroom	Pamela Pamela L. Cook (Mortgagor), Wandile Dlamini (Witness)	1 Jul 2025	1	Download
100 %	Mercantile Athoc_15 (First Sectional Property Description provided)	Samuel Mortgagor-Applicant Surname-Howard (Mortgagor) Gertrude Applicant-Spouse Surname-Howard (Mortgagor) Wandile Dlamini (Witness)	1 Jul 2025	1	Download
0 %	Mercantile Athoc_16 (First Sectional Property Description provided)	Samuel Mortgagor-Applicant Surname-Howard (Mortgagor)	1 Jul 2025	1	Download

Signature field successfully signed

Document complete Download

Once saved, the signed document will be imported to the Attached Documents page.

Lexis® Convey

MESSAGES MATTERS REPORTS DIARY SETUP DEBUG TESTS

Change Password: Your password will expire in -200 day(s). [Change Password](#)

Matter List [Captec 20250702](#)

Bond - Samantha Mortgagor Thompson / Captec Bank Limited - New (Accepted)

Save Print Email SMS Anytime Milestones Send/Receive Lexis WinDeed Lexis Tracker Rodet Bridging Finance Currencies Direct Import transfer to bond

Milestone Summary
Bond Details
Financial
Accounts
Pay Authorities
Special Documents
Messages
Matter Comments
Documents Exchange
Attached Documents
Matter History

Financial

Assessment Fee:	
Insurance Cert Fee:	
Additional Charges:	32423.00
Capitalised Interest Amount:	234234.00
Credit Cost Multiple:	23432.00
Deposit:	324.00
Initiation Fee:	23423432.00
Interest Rate:	20.00
Mortgage Bond Registration Fee:	324.00
Number Of Instalments:	234
Prime Rate:	423.00
Property Transfer Registration Fee:	242.00
Repayment Frequency:	234
Tax & Registration Fee:	234.00
Total Amount Repayable:	32.00
Total Fees:	324324.00
Total Instalment:	342432.00
Total Interest Amount:	23423.00
Valuation Amount:	23432.00
Variable Annual Interest Rate:	23432.00
Instalment Amount:	324324.00
Capital Amount Available:	23432.00

Downloading Lexis Sign document(s)...

User: Supervisor Our Refs: Mv Matters and Unassigned

There you will be able to download it and view the signed document.

Lexis® Convey

MESSAGES MATTERS REPORTS DIARY SETUP DEBUG TESTS

Change Password: Your password will expire in -200 day(s). [Change Password](#)

Matter List: Captec 20250702

Bond - Samantha Mortgagor Thompson / Captec Bank Limited - New (Accepted)

Save | Print | Email | SMS | Anytime Milestones | Send/Receive | Lexis WinDeed | Lexis Tracker | Rodel Bridging Finance | Currencies Direct | Import transfer to bond

Milestone Summary

Bond Details

Financial

Accounts

Pay Authorities

Special Documents

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Attached Documents

Attach | Scan | Rename | Remove | Preview | Send

Source	Document Name	User	Status	Date saved	File Size
Form 195 DS Facility Letter Commercial Dev Loan(1)		Supervisor	Downloaded	2025-07-17 10:43	291 KB
Form 546 - Waiver of Landlord's Lien/Hypothec		Supervisor	Downloaded	2025-07-17 10:43	120 KB

User: Supervisor | Our Refs: My Matters and Unassigned

Bug Fixes

- Fixed Access Bond Indicator (MT185) Failing due to an addition "0" in the Message Identifier