



AMBIANCE HEIGHTS

INSTRUCTIONS

1. You are required to read through the application form and terms and conditions before appending your signature and filling in your details in any part of this document.
2. All information shall be treated as confidential and for official use only.
3. Where you elect to subscribe to any of our housing units, you are required to pay only to **Tribitat Real Estate** designated accounts.
4. We advise that you fill your name and address on this form with the exact details as you want it to appear on your title documents.

APPLICATION FORM

Individual Subscription

Title: _____ Surname: _____

Firstname: _____

Other Names: _____

Residential Address: _____

Passport
Here

Phone No: _____ E-mail: _____

Date Of Birth: _____ Nationality: _____

Marital Status: _____ Occupation: _____

Work Place: _____ Work Place Address: _____

Means Of Identification

- | | | |
|---|---|--|
| ☐ International Passport | ☐ National ID Card | ☐ Driver's License Permit |
| ☐ Voter's Card | ☐ Others | |

Source Of Fund For Property Purchase

☐ Salaries & Allowance	☐ Cooperative Contribution	☐ Savings	☐ Personal Income
☐ Business income	☐ Sales Of Personal Property	☐ Loans	Others Specify: _____

Reason For Purchase _____

Next Of Kin Information

Name Of Next Of Kin: _____

Relationship: _____ Phone No: _____

Address: _____

E-mail: _____

Acceptance & Undertaking

I _____ whose particulars are as stated in the attached application form do hereby affirm that I have read and clearly understand the terms and conditions contained herein and intend to be bound by same. I certify that all information given by me is true and correct to the best of my knowledge.

Signature Of Applicant(s)

Date

Corporate Subscription

Company Name: _____ **Industry:** _____

Address: _____

Phone No: _____ **Email:** _____

Please Tick Provided Documents

- | | |
|---|--|
| ☐ Copy Of Certificate Of Incorporation | ☐ Board Resolution Authorizing Purchase |
| ☐ Form CAC 7 [particulars of director] | ☐ Directors Valid ID [At least 2] |

Acceptance & Undertaking

We, whose particulars are as stated in the attached application form do hereby affirm that we have read and clearly understand the terms and conditions contained herein and intend to be bound by same. We certify that all information given by us is true and correct to the best of our knowledge.

Signature Of [Director 1]

Signature Of [Director 2/ Secretary]

Date

Property Details

Please Tick/ Fill Appropriate

	2 BEDROOM MAISONETTE +BQ	3 BEDROOM MAISONETTE +BQ	2 BEDROOM APARTMENT
Number Of Unit:			
Installment:			
Mortgage:			
Corner Piece:			
3 Months Outright:			
6 Months Plan:			

Pricing & Payment Terms

PROPERTY TYPE	OUTRIGHT 3 MONTHS	6 MONTHS	DOCUMENTATION COST CORPORATE SUBSCRIBERS	DOCUMENTATION COST INDIVIDUAL
2 BEDROOM APARTMENT	170M	175M	7,000,000	5,000,000
2 BEDROOM MAISONETTE +BQ	SALES CLOSED		7,000,000	5,000,000
3 BEDROOM MAISONETTE +BQ			7,000,000	5,000,000

INITIAL DEPOSITS

2 BEDROOM MAISONETTE +BQ	50%
3 BEDROOM MAISONETTE +BQ	50%
2 BEDROOM APARTMENT	50%

TERMS AND CONDITIONS

Property Description

The Ambiance Heights is situated off freedom way, lekki phase 1 lagos. Neighborhood to periwinkle lifestyle estate, dome church and many more.

Title/Documentation

The title to the property is Governor's Consent. The purchaser shall be entitled to receive a contract of sale upon payment of 30% initial deposit. Upon payment for title documents, the purchaser shall receive a survey plan, a deed of assignment and an executed Form 1C. Please note that our documentation fees do not include cost of perfection of title at the lands registry.

Estate Handbook

Upon handing over of your property, you shall be provided with an estate handbook which shall guide you through your onboarding within the estate and also familiarize you with your new environment. Due to the need for serenity and peaceful co-existence within the estate, the Estate Handbook contains the estate rules and regulations which breach of the terms may lead to payment of fine.

Allocation

All allocations are provisional until keys are delivered and housing unit handed over to each Purchaser. Please be aware that land measurements for each unit will vary in size and final measurement of land will be confirmed upon allocation of each unit. Request for re-allocation is not automatic, you may be required to make additional payment for requesting for re-allocation

Improvements & Fixtures Included

All improvements and fixtures which shall be available in your housing unit upon delivery may include electrical fittings, plumbing, lightning, Sanitary wares, Kitchen Cabinets, Tiles, windows and doors.

PLEASE NOTE THAT:

- a) Your deposit entitles you to a slot but construction of subscribed unit does not commence until a sum equivalent to 50% of the Unit has been paid. A monthly instalment or such other arrangement must accumulate to 80% before a unit is guaranteed to the Subscriber.
- b) Your documentation fee covers Deed of Assignment, Survey plan and Developmental fee.
- c) Save and except a payment plan has been negotiated and agreed in writing by the Purchaser and Tribitat Real Estate Limited, the balance sum payable on any property on instalmental payment plan shall be made in monthly equal instalment over the agreed duration of payment.

Mode Of Payment

All payments should be made to: **A/C NAME: TRIBITAT REAL ESTATE A/C NUMBER: 5400689015 BANK NAME – PROVIDUS BANK**. Payment for your housing unit should only be made into Tribitat Real Estate designated account. All cheque and Bank drafts are to be raised in favour of Tribitat Real Estate Limited. Tribitat Real Estate shall not be responsible for loss of money due to failure to strictly adhere to this terms and conditions.

Payment | Documentation

Upon full payment for your housing unit, your provisional allocation details shall be communicated to you and you would have received your payment receipt and contract of sale. Upon payment for title documents, you would receive your survey plan and a deed of assignment. You will be responsible for perfection of title to your property.

Refund

In the event of refund, you are required to give 90 days' notice in writing to the company, which shall be the period within which your refund shall be processed. Your refund shall be made less 30% administrative fees.

Default

Where there is a default, Tribitat Real Estate Limited shall elect as applicable either of the following:

- a. A default in your payment plan will attract monthly 5% interest fee on the outstanding amount.
- b. Where default continues for a period of 2 months, there shall be an upward review of the sale price of your housing unit.
- c. Where default continues for a period of 3 months, your subscription shall be terminated and your money refunded less 30% administrative fees.
- d. In the event of 2 successive defaults where you are on monthly instalment, subscription shall be terminated and your money refunded less 30% administrative fees.
- e. Where the Purchaser has paid up to 75% of the total purchase price of the property before default, Tribitat Real Estate Limited shall re-allocate the purchaser to any of its project upon such default

Transfer Of Interest

In the event that you choose to sell your housing unit, you will be required to complete our change of ownership procedure. The applicable fees shall be a **non-refundable sum of N500,000** (Five Hundred Thousand Naira) per unit. This transfer fee is subject to upward review and is required to be paid before title is transferred to the new purchaser. Both parties are at liberty to agree on who to bear the cost of transfer of interest. Where property is being transferred to a third party, the purchaser shall bear the cost of procuring a fresh survey plan, deed of assignment and any other document relevant for transfer of title. The applicable cost shall be communicated to parties at the point of notification of transfer.

Service Charge

You will be required to pay an annual service charge which shall cover maintenance of common utilities and common areas within the estate. For the first 2 years, you shall be required to pay in advance a deposit of the estimated annual service charge. Service Charge payment becomes payable upon handing over of your unit to you and it is subject to review to reflect economic realities.

Cancellation Of Subscription

Tribitat Real Estate reserves the right to terminate your subscription where you fail to meet your payment plan, your failure to adhere to the terms and conditions contained herein or meet the purchase requirements. Where you choose to cancel your subscription, Tribitat real estate shall not be obligated to procure a third party to acquire your interest in your housing unit. The relevant conditions to cancellation/request for refund applies. Please refer to clause 7 above.

Marketing Materials

Renditions of the Estate and Units made in marketing materials are artist renditions and not the final designs or layout for the property to be purchased. **Tribitat real estate limited** will ensure delivery of your housing unit with extreme resemblance with actual renditions represented in the marketing communication material. However, slight variations are inevitable in construction realities.

Direct Bank Deposit

Direct payments into our account will only be recognized when we received evidence of such **payment(s)** from purchasers or their representatives, and is subject to the execution of the contract of sale, which will contain the detailed terms and conditions of the sale.

Disclaimer

1. Where you transfer to banks other than Tribitat real estate designated accounts, **Tribitat Real Estate Limited** shall not be liable for any financial loss as a result thereof.
2. Marketing materials are artistic renditions and not final designs and must not be treated as such.
3. Execution of this terms and conditions and application form does not confer any legal obligation on both parties until payment for a unit has been made.

Official Use Only

Consultant Name:

Phone No:

Consultant Email:

CID No:

I/We confirm that I/We have read and understood the terms of Offer and agree to be bound by the terms. I/We agree that terms of this offer and application form forms part of my/our contract and it shall be read in conjunction with any other legal documents executed by me/us during the course of this transaction.

Purchaser's Signature

Purchaser's Name

Date