

THE AMBIANCE III

Application Form (Smart Homes)

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.

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 _____

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

- | | |
|---|--|
| <input type="checkbox"/> Copy Of Certificate Of Incorporation | <input type="checkbox"/> Board Resolution Authorizing Purchase |
| <input type="checkbox"/> Form CAC 7 [particulars of director] | <input type="checkbox"/> 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 TERRACE + BQ	3 BEDROOM SEMI DETACHED + BQ	3 BEDROOM TERRACE + BQ	4 BEDROOM DETACHED + BQ
Number Of Unit:						
Installment:						
Corner Piece:						
Outright						
6 Months Plan:						
12 Months Plan:						
18 Months Plan:						

Pricing & Payment Terms

PROPERTY TYPE	OUTRIGHT	6 MONTHS	12 MONTHS	18 MONTHS	DOCUMENTATION COST CORPORATIVE COMMERCIAL	DOCUMENTATION COST INDIVIDUAL	CORNER PIECE COST
2 BEDROM TERRACE + BQ	80M	82M	85M	90M	5,250,000	4,250,000	2,000,000
3 BEDROM TERRACE + BQ	90M	92M	95M	100M	5,250,000	4,250,000	2,000,000
3 BEDROM SEMI DETACHED + BQ	100M	102M	105M	110M	5,250,000	4,250,000	2,000,000
4 BEDROM FULLY DETACHED + BQ	120M	122M	125M	130M	5,250,000	4,250,000	2,000,000

Initial Deposits

FOR ALL PROPERTY TYPE **N10,000,000**

NOTE: Should you elect not to choose/tick a payment plan herein, your subscription into this property shall be an Outright payment plan and the default shall become operative upon default.

TERMS AND CONDITIONS

Property Description

The Ambiance 3 is situated along Lekki Garden, Phase 4 Road, Happy Land, Happy World Layout, Behind LBS, Sangotedo Lekki-Epe Expressway. Neighborhood to the Ambiance 1, Lekki Garden Phase 4 &5, Kwawel.

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

Only provisional allocation shall be granted where payment for the property is made in instalments. Final/Physical allocation shall be granted upon full payment of the property purchase price. 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) Prices for corner units in terraces and detached buildings and other property type have a marginal increase of N2,000,000 (Two Million Naira) than units in the middle.
- b) 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 50% before a unit is guaranteed to the Subscriber.
- c) Your documentation fee covers Deed of Assignment, Survey plan and Developmental fee.

Mode Of Payment

All payments should be made to: **A/C NAME: TRIBITAT REAL ESTATE. A/C NUMBER: 0005292302. BANK NAME - TAJBANK.** 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 allocation details shall be final 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

A default in your payment plan will attract monthly **5% interest fee** on the outstanding amount. Where default continues for a period of 3 months, there shall be an upward review of the sale price of your housing unit. Where default continues for a period of 6 months or in the event of 2 successive defaults, your subscription shall be terminated and your money refunded less **30% administrative fees**.

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 understand the terms of offer and agree to be bound by the terms.

Purchaser's Signature

Purchaser's Name

Date