



A development by Finebricks Properties & Investment LTD.



# APPLICATION FORM



# Application Form

## PERSONAL INFORMATION

Title: ..... Surname: .....

First Name: .....

Other Names: .....

Residential Address: .....

.....

.....

Affix photo  
passport here

Phone Number(s): .....

Email Address: ..... Date of Birth:    /    /

Nationality: ..... Marital Status: .....

Occupation: ..... Place of Work: .....

..... Address (Work/Office): .....

.....

**Means of Identification:** National ID Card    International Passport    Driver's License Perm. Voter's

Card    Identification No.

## NEXT OF KIN INFORMATION

Name of Next of Kin: .....

Relationship: ..... Phone Number: .....

Address: .....

Email: .....

## PROPERTY INFORMATION

Property Type:  STUDIO APARTMENT  1 BEDROOM APARTMENT

Payment Plan:  6 MONTHS  12 MONTHS

Number of units applied: .....

How did you hear about us ? .....

## DECLARATION

I/We hereby declare that I/We fully understand the terms and conditions regarding this purchase and are bound by the terms. I/We make this declaration conscientiously believing that all information provided is true in every particular. I accept that any default in my agreed payment terms may either result in the cancellation of subscription, addition of a 5% interest fee and where applicable, a refund of any amount paid with a 30% deduction.

**The Construction industry is a dynamic one. Where there is an eventuality of inflation in cost of construction & materials, the developer shall by notice to the subscribers vary cost price to reflect present economic realities at such a time.**

## TERMS AND CONDITIONS

FineBricks Properties & Investment Limited ("the Vendor") offers for sale in Noblesville units of hostel accommodation which comprises studio apartments located behind Lead City University, Toll Gate, Ibadan, Oyo State, herein referred to as "Noblesville".

### 1. PROPERTY DESCRIPTION

Residential Housing comprising units of tasteful studio apartments at Noblesville and situated behind Lead City University, Toll Gate, Ibadan.

Available unit: Studio apartment & 1 bedroom Apartment

### 2. SITE INSPECTIONS

Purchasers are advised to inspect the site at Noblesville. Appointments for inspection may be made via the Vendor's office.

### 3. PRICES AND PAYMENT TERMS

STUDIO APARTMENT		1 BEDROOM APARTMENT	
6 MONTHS	12 MONTHS	6 MONTHS	12 MONTHS
<b>N12.2M</b>	<b>N14.7M</b>	<b>N18.2M</b>	<b>N21.2M</b>

**INITIAL DEPOSIT: N4M**

Documentation fee (deed and a copy of the survey plan) is N1,500,000 (subject to change).

In addition for the payment of the housing unit, the Subscriber shall pay;

#### Documentation fee

The Service charge shall be determined at a future date and is subject to review to reflect economic realities

A default in payment within the specified periods may result in the following

- A 5% interest fee on the outstanding amount; and
- an upward review of the sale price of the unit;
- termination of your subscription to purchased unit(s) in event of two (2) successive defaults.

Payment by cheques shall only be acknowledged when payments are received in cleared funds by the Vendor.

Acknowledgement of payments shall be by email which shall be deemed delivered within 3 hours of sending email.

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF FINEBRICKS PROPERTIES & INVESTMENT LTD TO THE FOLLOWING BANK ACCOUNTS:

- a. **GTBANK: 0656680103**
- b. **WEMA BANK: 0124441381**

#### 4. DOCUMENTATION

Documentation for a sale shall comprise of the following:

- a. Deed of Assignment issued upon the allocation of a home to the purchaser and full payment of the full purchase price; and
- b. Homeowners' Agreement issued upon full payment of purchase price and deposit for service charge for the first year ("Service Charge Deposit").

#### ANTI-MONEY LAUNDERING

Finebricks Properties and Investment Ltd is subject to applicable legislation designed to prevent money laundering. We are committed to the fight against money laundering, corruption and other financial crimes. Therefore, we will continuously implement an Anti-Money Laundering ("AML") policy; our policy will be regularly reviewed to ensure they remain relevant and effective in line with global best practices.

##### **Cooperation With Regulators and Law Enforcement**

In the fight against money laundering, financial terrorism and other financial crimes, Finebricks Properties understands that it has the responsibility to cooperate with regulatory and law enforcement agencies.

### TERMS AND CONDITIONS

#### 5. DESCRIPTION & LAYOUT OF UNITS

The purchaser acknowledges:

- a. That units may not be delivered in accordance with the renditions made in marketing communication materials shown to the purchaser.
- b. Units will be delivered in accordance with the description and layout provided in the Contract of sales.
- c. Requests for alternative allocation will be treated based on the availability of the Unit.
- d. Survey plans indicating sizes of units purchased will accompany the Deed of Assignment.

#### 6. TRANSFER OF INTEREST

- a. Where payment has been completed, transfer of interest in Unit or subscription by a Purchaser shall only be done upon receipt of the prior express consent of the Vendor.
- b. Both buyer and Vendor must complete our Housing Unit Transfer Form after which title documents and a Purchase Agreement will be issued to the new owner (buyer). A non-refundable fee of N500,000: 00 (Five Hundred Thousand Naira only) per unit is payable before the necessary transfer documentation can be made. The transfer fee is subject to review.
- c. Where a transfer of interest is to be made to a third party, the Purchaser shall bear the cost of procuring new Survey Plans and Title Deeds and any other document required to transfer the interest. The applicable cost shall be determined by the Vendor at the time of notification of intention to transfer.

#### 7. SERVICE CHARGES

- a. Purchasers shall be required to pay service charges for maintaining the common utilities (water, electricity etc.) and areas in the Estate.
- b. A deposit of the estimated service charge for the first 2 years following completion of the Unit (the "Initial Period") shall be made by the Purchaser in addition to the purchase price.
- c. A final service charge for the Initial Period will be communicated to Purchasers before the final Payment of purchase price is made.

## 8. REVOCATION

- a. The Vendor shall be at liberty to revoke an allocation or terminate the subscription of the Purchaser if the Purchaser fails to meet the purchase requirements or adhere to the terms and conditions stated herein.
- b. In the event of revocation or termination as stated above, the Vendor shall not be liable to make any refund to the existing purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the Unit. For the avoidance of doubt, the Vendor shall not be obliged to procure a third party to acquire the interest in the purchaser's Unit.
- c. Revocation or termination arising as a result of the failure of the Purchaser to meet payment obligations shall attract an administrative fee of 30% (thirty percent) of the Purchaser's total deposit.

## 9. REFUND/CANCELLATION OF SUBSCRIPTION:

Upon cancellation of a subscription at any stage of the transaction, there will be no refund of money already paid at the time.

## 10. 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.

## TERMS AND CONDITIONS

Direct payments into our account will only be recognized when we receive 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.

The execution of this form does not guarantee the allocation of any building within Noblesville to the purchaser.

Subscription and sale are subject to availability and prompt payment of deposit.

These terms and conditions are subject to change without notice.

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: \_\_\_\_\_

Date: \_\_\_\_\_

Purchaser's Name: \_\_\_\_\_

## OFFICIAL USE ONLY

CONSULTANT NAME

PHONE NO

EMAIL

CID NO