

FOUNTAIN BROOKS GARDENS PHASE 2

SUBSCRIPTION FORM

AFFIX TWO(2)
RECENT
PASSPORT
PHOTOGRAPHS
HERE

Please complete all fields in **BLOCK LETTERS.**

Customer Information

***Preferred Name for Title preparation** ***Date**

Mr. Mrs.

(Surname) (Middle Name) (First Name)

Mr. Mrs.

(Surname) (Middle Name) (First Name)

***Marital Status** Single Married **D.O.B** ***Sex** Male Female

***Name of Spouse**

(Surname) (First Name)

***Nationality** Nigerian Others (Specify) _____ ***Occupation**

***Employer's Name/Name**

***Residential Address**

City/Town L.G.A (Residential)

***State** ***Postal Code**

***Country of Residence** Nigeria Others (Specify) _____ ***Language:**

***Email**

***Phone Number** or

*Next of Kin

***Name**

(Surname) (First Name)

***Residential Address**

City/Town L.G.A (Residential)

***Phone Number** or

***Type of Plots** Residential Commercial Plot Attract 10% Number of plots 300sqm 600sqm

***Payment Plan:** Outright 12 Months 6 Months ***Corner Piece Plot(s) Attract 10% of Land Cost**

I.....hereby affirm that all information provided as a requirement for the land in
FOUNTAIN BROOKS GARDENS PHASE 2, after GLOBE MOTORS/PAN ATLANTIC UNIVERSITY, Ibeju-Lekki Local Government Area, Lagos State is true and any
false or inaccurate information given by me may result in the decline of my application.

***Signature** _____ ***Date**

REFERRED BY: **DATE:**

REFERRED PHONE NO.: **Email:** _____

FREQUENTLY ASKED QUESTIONS / TERMS & CONDITIONS

Q1. WHERE IS FOUNTAIN BROOKS GARDENS PHASE 2 ?

A. FOUNTAIN BROOKS GARDENS PHASE 2 Is situated after the GLOBE MOTORS/PAN ATLANTIC UNIVERSITY in the Ibeju - Lekki LGA, and about a (1) min. Drive from the Lekki - Epe Expressway.

Q2. WHO ARE THE OWNERS/ DEVELOPER OF FOUNTAIN BROOKS GARDENS PHASE 2?

A. PWAN PREMIUM REALTORS & CONCERNS LTD. A Leading Real Estate Company with office in Lekki, Lagos.

Q3. WHAT TYPE OF TITLE DOES FOUNTAIN BROOKS GARDENS PHASE 2 HAVE ON THE LAND?

A. Excision in View, File No: KL 10759 Deed of ASSIGNMENT with Land Owners AND Lagos State Government Approved Survey Plan

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

A. The land is free from every known government acquisition or interest and adverse claims.

Q5. WHAT IS THE PAYMENT STRUCTURE?

- A.**
- (a) Payment of #633,333 monthly installment for 6 months for 600sqm (N3,800,000), #375,000 monthly installment for 12months (N4,500,000) &
 - (b) Outright payment is N3,500,000 for 600sqm
 - (c) Commercial plots Attract additional 10% of land cost
 - (d) Corner piece plots Attract additional 10% of land cost
 - (e) N.B :- Non-payment of the monthly installments as at when due shall be treated as a fundamental breach of the Contract which may result in termination or evaation of the c tract/OR a aact default charge of 10% of the Months Payment.

Q6. WHAT IS THE SIZE OF THE PLOT?

A. 600sqm & 300sqm

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes the road to the estate is Motorable

Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

- (a) Deed of Assignment: N200,000 only per plot
- (b) Registered Survey Fee: N380,000 only per plot
- (c) Development Fee: Will be communicated later
- (d) Plot demarcation: N70,000 only per plot of swampy land, N50,000 only per plot of dry land

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. Afer payment for the land and before physical plot allocation

Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. Starters pack comprising a letter of acknowledgement of subscription, eceipts of p yment

Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

A. Starter pack comprising a Payment Notifacation, receipt(s) of payment, Notice of plot reservaservation a Contract of Sales

Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. Subscribers are expected to commence development/improvement of their plots within six (6) months of Physical Allocation, ailing which they may be relocated to another part of the estate.

Q13. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

A. Yes. You are expected to commence development within Six (6) months of your Physical Plot Allocation date

Q 14. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE

A. Yes. The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e Bungalow, Block of Flats, detached houses (duplex). Note "Face me - I - Face you" (Tenement building) and High rise houses will not be permitted. All building designs must conform to the required set back of building control of the estate and such design would be approved by the company and with LSG aferwards.

Q15. CAN I RESELL MY PLOT/PROPERTY?

- A. Yes** Subscriber who have paid up on their land can resell their plot(s). PWAN PREMIUM REALTORS & CONCERNS LTD would require the seller to furnish The company with details of the new buyer.
- B. A Charge of 10% of the land consideration (Covering Transfer Documentation shall be paid o the Company by the buyer.)**

Q16. CAN I PAY CASH TO YOUR AGENT?

A. We strongly advise that cash payment should ONLY be made to PWAN PREMIUM REALTORS & CONCERNS LTD at its designated banks. Otherwise Cheques should be issued in favour of PWAN PREMIUM REALTORS & CONCERNS Ltd. We shall not accept any responsibility for any liability that may arise as a result of a Deviatio nom the above instruction.

Q17. What happens if I cannot continue with the payment? Can I get a refund?

A. Yes, you can apply for refund only if you have not been allocated your plot(s). In the event of a Refund, you are required to give the company Ninety (90) days notice to process your refund request and a further Sixty (60) days processed and paid less 40% (Administrative Fee and Others).

I hereby confirm that I have seen the land and ready to go on with the transaction.

ARE ACCEPTABLE AND CONSENTED TO BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT

SUBSCRIBERS' NAME.....SIGNATURE.....DATE.....