

[REDACTED]

WITHOUT PREJUDICE

Dear Sir / Madam,

RE: OFFER OF [REDACTED] AT GIONI HOMES LEKKI-EPE EXPRESSWAY, LAGOS.

We refer to your request to purchase 1 unit [REDACTED] in the above named estate and we are pleased to offer you same based on the following terms and conditions **“SUBJECT TO CONTRACT”**.

1	PROPERTY:	It consists of [REDACTED] [REDACTED] [REDACTED]
2	TITLE:	Title to the property is Deed of Sub-lease.
3	FACILITIES/ SERVICES	The following facilities and services shall be provided. <ul style="list-style-type: none">• PHCN connection with dedicated transformers. (Works in Progress)• Independent Borehole to each unit• Security service.• Estate Cleaning and janitorial services• Recreation and green areas (in developer’s ownership)• Commercial areas / Shopping mall (in developer’s ownership)• Paved walkways.• Facility Management Services.

4	PRICE:	<p>N [REDACTED] ([REDACTED] Million Naira Only).</p> <p>Payments shall be made as follows.</p> <ol style="list-style-type: none"> 1. Application fee of N25,000.00 (Twenty five thousand Naira) 2. A non-refundable Commitment fee of N1m (One million Naira) will be paid 7 clear days from receipt of this offer 3. Payment of 30% of the selling price amounting to N [REDACTED] ([REDACTED] million naira only) shall become payable and paid within 21 clear days from the date that the above commitment fee was made (as “Initial Deposit”). 4. This transaction is subject to payments of monthly instalments computed as follows. Payments will be made in advance and becomes due on the first day of each month. <table border="1" data-bbox="685 816 1240 1507"> <tr><td>Year 1</td><td>[REDACTED]</td></tr> <tr><td>Year 2</td><td>[REDACTED]</td></tr> <tr><td>Year 3</td><td>[REDACTED]</td></tr> <tr><td>Year 4</td><td>[REDACTED]</td></tr> <tr><td>Year 5</td><td>[REDACTED]</td></tr> <tr><td>Year 6</td><td>[REDACTED]</td></tr> <tr><td>Year 7</td><td>[REDACTED]</td></tr> <tr><td>Year 8</td><td>[REDACTED]</td></tr> <tr><td>Year 8</td><td>[REDACTED]</td></tr> <tr><td>Year 10</td><td>[REDACTED]</td></tr> </table>	Year 1	[REDACTED]	Year 2	[REDACTED]	Year 3	[REDACTED]	Year 4	[REDACTED]	Year 5	[REDACTED]	Year 6	[REDACTED]	Year 7	[REDACTED]	Year 8	[REDACTED]	Year 8	[REDACTED]	Year 10	[REDACTED]
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Year 6	[REDACTED]																					
Year 7	[REDACTED]																					
Year 8	[REDACTED]																					
Year 8	[REDACTED]																					
Year 10	[REDACTED]																					
5	DOCUMENTATION AND LEGAL FEES	5% of the total purchase price, amounting to N [REDACTED]. This covers the cost of preparation of legal documents. It excludes cost of survey, stamp duty, Ground rent and other charges payable to relevant authorities on this transaction.																				
6	AGENCY FEE	5% of the total purchase price, amounting to N [REDACTED] payable with the “Initial Deposit”.																				

7	SERVICE CHARGE DEPOSIT:	This shall be determined by the estate manager and payable at the point of moving into the estate.

If the terms and conditions are acceptable to you, kindly send in your letter of acceptance with payment.

Please note that this offer is subject to sale on a first come first served basis while part or full payments must be made within 7 days from date of offer, otherwise it lapses.

Thank you.

Yours faithfully,

Adebola Adejonwo MRICS

Director (Marketing and Corporate Affairs)

ACCEPTANCE COLUMN

I/We accept the terms and conditions stated above

Name.....

Signature.....Date.....

