

DYNASTY HOMES ESTATE

CONTRACT OF SALE

Please read these terms & conditions carefully before subscribing to DYNASTY HOMES ESTATE by appending your signature. Your confirmation of subscription is dependent on your willful acceptance of these terms and conditions. Terms apply to all purchase, their heirs, assigns & successors in title. By signing these terms you agree to be bound by same.

THE TERMS ARE AS FOLLOWS

- P1 The land is FREE from government acquisition, adverse claim or any form of encumbrance.
- P2 Upon subscription, you are required to fill in your personal contact details (phone number and email) on your form to enable us give necessary information with respect to your property as against going through your representative.
- P3 The company will not be liable for information not received by you as a result of breach of clause (P2) above.
- P4. The only part recognized by the company in receiving instructions and execution of documents as regards the property is the purchaser and in the event when the client intends to delegate that responsibility to a third party, a written instruction either in a letter form or an official email has to be sent to the company's official email address before such third party can be recognized.
- P5 The transaction process flow are as follows:
1. Clients inspects land or appoints a representative to attend on his/her behalf.
 2. Client fills the subscription form and signs.
 3. Execution of the terms and conditions for subscription.
 4. Payment for land & Issuance of receipt(s)
 5. Collect Contract of Sale.
 6. Allocation of plot(s) on chart.
 7. Collect Deed, Provisional Survey.& other necessary documents
 8. The client signs the Contract of Sale and returns a copy to the office.
 9. Physical allocation of plot(s) and issuance of deed at company's discretion after full payment has been made.
- P6. The payment structure for 464sqm is as follows:

464sqm	DURATION	AMOUNT	INITIAL DEPOSIT	BALANCE
	0-1 Month			
	1-3 Months			

- P7 Where there is a default, the company shall elect as applicable either of the following:
- A default in your payment plan will attract 15% interest fee on outstanding amount.
 - Where default continues for a period in excess of 2 months the company shall be entitled to revoke the sale and refund monies paid less 30% being administrative charges.
- P8 Where you cannot complete payment, a refund may be made on the following conditions.
- Early notification to the company.
- P9 Provisional survey plan is FREE and will be ready 2 weeks after allocation and the issuance of Deed of Conveyance or Deed of Agreement which are FREE.
- P10. The facilities to be needed in the layout are to be provided for by the subscribers.
- P11. The development fee for this location will be advised at the point of development of the property as it's not included in the payment made thus far
- P12 Subscribers are to take full possession of their plots within three (5) days after physical plot allocation by fencing in full or part
- P13. The company shall bear some infrastructural development which will be included in the development charges
- P14. Demarcation or layout of individual plot shall be done before physical allocation of plots. You are at liberty to engage the company for other forms of development. Where you elect to do perimeter fencing, notice must be given to the company to enable the company supervise the project.
- P15. Is there any restriction as to the type of building I can erect on the land? There is no restriction to the building type, however further clarification can be obtained from the necessary authorities of the state
- P16. You can sell your plot provided that you have completed payment for the land. However, DYNASTY HOMES must be put on notice. We would require you to comply with the transfer of ownership guideline of the company.
- P17 Your plot of land can be sold by yourself and the process of resale is as follows:
- You are required to send an email notifying the company of your intention to sell, detailing whether you elect to sell directly or through the company.
 - Emails for this purpose should be sent to: info@dynastyhomes.com.ng
 - For selling directly:
 - All financial obligations to the company (payment for land & statutory charges) must have been completed. The new owner shall be required to make payment for documentation (Deed & Survey) to reflect the new owner. The owner is at liberty to engage his/her attorney to

prepare a Deed on his/her behalf.

- Survey plan shall be prepared by the company at all times at the expense of the new customer/owner
- Where there are outstanding payments to be made, and there is no defined arrangements to settle same, the company as of necessity effect the sale on your behalf, deduct all outstanding fees and 15% agency fee of the current market value of the land and an administrative charge which is 15% of the appreciation value (that is the difference between purchase price and current price) at the time of sale while the remaining proceed is paid to the client. The new owner is obligated to pay for documentation (Deed & Survey) subsequently to reflect new ownership.
- Upon resale, the client (as seller) must deliver all original copies of documents issued to him/her to the new owner and/or the company.
- Where the property is developed i.e there is an existing building on the land, the company is only entitled to a transaction fee of 15% on the sale price of the developed property.

P18 All payments should be made to DYNASTYVILLA HOMES at either
(A) Zenith Bank 1220086164 (B) Access Bank 1877171125

P19. No service charge will be required.

P20. The real estate industry is a dynamic one, hence charges are inevitable. However, DYNASTY HOMES will try to maintain the stability of variables within its control while any change, ammendment shall be communicated to subscribers. Such communication shall be via letters, emails, SMS, handbill, posters and any other means of communication. Correspondence shall be deemed to have been received by the client having been sent to the subscriber's last given address.

P21. While the vendor shall be obligated to sandfill the common infrastructures within the estate, the purchaser shall bear the cost of sandfilling their plots when applicable

I HEREBY AFFIRM THAT I HAVE READ AND UNDERSTOOD ALL THE TERMS, CONDITIONS, AND INFORMATION CONTAINED HERewith ALONGSIDE THE ATTACHED APPLICATION FORM. I AGREE THE ABOVE TERMS ARE TO BE READ CONJUCTIVELY WITH OTHER CONTRACTS WHICH I MAY EXECUTE WITH THE COMPANY. I CONSENT TO BE BOUND BY THE SAID TERMS AND CONDITIONS.

SUBSCRIBER'S NAME:

SIGNATURE

DATE: