

SUBSCRIPTION FORM

Personal Data:

Mr. Mrs. Miss. **First Name:**

Surname: **Other Names:** **Affix Passport**

D.O.B: **Sex:**

Marital Status: **State of Origin:**

L.G.A: **Address:**

Means Of Identification:

Int'l Passport: Driver's License

NIN Voters Card Others | **I.D No.:**

Email: **Mobile No.**

Occupation: **Office Address:**

Next Of Kins

First Name: **Other Names:**

Mobile No.: **Relationship** **Address**

Payment Plan:

Outright 4 - 6 Months

1 - 3 Months

Initial Deposit:

Amount in Figures: _____

Amount in Words: _____

Realtor/Marketer in Charge: _____ **Mobile No.:** _____

SALES AGREEMENT & UNDERTAKING

1. Where as the vendor has agreed to sell and the purchaser has agreed to buy all that _____ Plots (s) or land in ROYAL GATE, Ilara Epe Lagos, Nigeria.
2. Purchaser who made complete payment shall have their plots within ROYALGATES ESTATE.
3. **INSTALLMENT PAYMENT TERMS:**
_43% - 50% Initial deposit and spread the balance within equal monthly installment.
4. **ANCILLARY FEES:**
 - a. **Development/Infrastructure fee:** The sum of N500,000 for 500sqm and N350,000 for 300sqm is required and payable per plot (subject to review) which is to be paid within (6) months, upon full payment of the land fees, this shall be paid before physical allocation of the land.
 - b. **Survey and documentation fees:** The sum of N400,000 for 500sqm and N250,000 for 300sqm is required and payable per plot (subject to review) which is to be paid within (6) months upon full payment of land fees. This shall be paid before physical allocation of the land.
5. All payment shall be made to CMW PROPERTIES LTD.
6. ROYAL GATES ESTATE, shall be managed by the vendor or its nominated assignees.
7. The purchaser only has full ownership of the unit of plot purchased and shall not assume ownership of any other plot in the estate.
8. The common areas in the estates shall be exclusively owned and managed by the vendor.
9. Commercial and corner piece plot (s) shall attract 25% additional fee.

TERMINATION

A party may terminate this agreement when any of the following event occurs:

- a. Failure of the purchaser to pay all fees required payable on the unit as when due and in accordance with the term of the agreement.
- b. Where the purchaser fails to pay instalment consistently.
- c. Where the purchaser withdraw from the transaction before full payment and all fees without any fault of the vendor.
- d. Where the vendor discontinue from the transaction.
- e. Breach of any terms or condition contained in this agreement.

CLAUSES

- a. Land Purchased can not be used for any religious activity. The land is strictly for residential purpose, commercial activities shall be done in the commercial areas in the estate only.
- b. ROYAL GATE ESTATE is a site and serviced estate. An annual fee and maintenance charges shall be applicable upon delivery of the estate in the near future to cover the cost of security, estate lightning, gardening and general estate maintenance, this fee is going to be reasonable and charged upon estate delivery.
- c. Getting a refund is subject to get another buyer, our company may buy back but it is subject to 30% administration fee.
- d. Land can be held/kept for reasonable years and it is expected to be maintained by the owner after physical allocation.

Subscriber's Signature: _____

Date of Subscription: _____