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#### Requirements:

1. Approved plans.
2. BoQ – Approved Bill of Quantities.
3. Ready Land.
4. Ready Off takers.
5. Developer / Contractor.



## OVERVIEW: **JENGA PAMOJA HOUSING PACKAGE**

Omoh Homes provides unique dynamic low cost housing solution under the **JENGA PAMOJA** Housing Package.

Comprises of two categories:

1. Buy - to - Own Model. (**B.T.O.**).
2. Rent - to - Own Model. (**R.T.O.**).



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## **JENGA PAMOJA HOUSING PACKAGE**

1. Buy - to - Own Model. (**B.T.O.**).
2. Rent - to - Own Model. (**R.T.O.**).

## Option 1:

### How it Works:

#### Buy to Own – B.T.O Model

The Developer provides typologies of designs for potential home buyers to select from. The Home owner subscribes to a payment plan based on the cost of a unit which is tied to the construction milestones from the program of works schedule and upon completion of each milestone an agreed lump sum payment is made to that effect based on the subscribed payment plan. The cost of a unit (**includes the Material costs + Labor costs + Legal costs**) which is cheaper than the actual market price of that particular unit.



The benefit of this model is that all relevant costs are inclusive, by leveraging the economies of scale the units are cheaper and the completion of the unit although it takes longer it is entirely based on the capacity of the individual home owners. In this concept the Developer's equity contribution is his expertise to build while the individual home owners become the financiers. It also requires sufficient numbers in order to cushion the Developer during the entire construction period till completion.



#### Note: To start off



**Under the Buy to Own Model, the individual home owner is required to make a 30% deposit and in order to avoid a break down during the construction period the individual home owner will be required to make daily structured tidy payments that are phased based on milestones albeit in a designated project account. (Daily payments)**

## Option 2:

### How it Works:

#### Rent to Own – R.T.O Model

The Developer provides typologies of designs for potential home buyers to select from. The cost of a unit is given and the home owner signs up to a payment plan to cover the construction cost (**includes Material costs + Labor costs + Legal costs**) which is cheaper than the actual market price. In this concept the Developer's equity contribution is his expertise to build the units and provide a suitable financial partner necessary to complete the housing project while the individual home owners guarantee the off take.

It also requires sufficient numbers in order to cushion the Developer during the entire construction period till completion. In this arrangement the home owner pays a 30% deposit in order to guarantee off take and upon the completion of the unit they commit to tidy sums on a Monthly basis termed as 'Rent' based on the subscribed payment plan.



#### Note: To start off



**In the Rent to Own Model, the unit cost is based on the construction cost and this makes the unit much cheaper and in order for the Developer to recoup on his investment and hedge his funds from inflation and cost of money the home owner is required to make a 30% deposit and also leverage on economies of scale.**



**OMOH HOMES**  
**Low cost housing initiative**