



## **I. WHERE IS OUR ESTATE?**

*Diamond Crest Phase 2 is located at Odo-Egiri, Epe.*

## **2. WHY INVEST IN OUR ESTATE?**

*Our Estate is designed to provide a comfortable environment for all clients, enjoyable for residential, Commercial and multi-purpose respectively. Our aim at Brit Property is to be at the forefront of Real Estate business and provide innovative solutions in our services.*

## **3. WHAT ARE THE LAND SIZES AVAILABLE ON OUR ESTATE?**

**400 sqm minimum, 550 sqm maximum.**

## **4. WHAT OTHER PAYMENTS DO I HAVE TO MAKE IN ADDITION TO THE PAYMENT MADE ON THE LAND?**

- a. Survey - N250, 000 per plot
- b. Legal documentation - N120, 000
- c. Developmental Fee - (No fees attached yet until after physical allocation).
- d. Allocation fee- N50,000 - N100,000 per plot

## **5. WHAT IS THE INFRASTRUCTURE/DEVELOPMENTAL FEE USED FOR?**

*For the provision of facilities in the Estate such as: Paved roads, Electricity, Drainage, Street lights and Documentation.*

## **6. WHAT DO I GET AFTER INITIAL PAYMENT? A starter's kit which includes:**

- a. A letter of subscription
- b. Receipt of payment
- c. Invoice

## **7. WHEN WILL MY PLOTS BE ALLOCATED TO ME?**

*Paper allocation is upon completion of payment of land, legal documentation and survey while physical allocation will be within 12 months after full payment including allocation fee.*

## **8. WHAT DO I GET AFTER COMPLETION OF PAYMENT FOR THE LAND?**

*Contract of sale, Letter of Allocation, Estate Restrictive Covenant, Deed of Assignment and Survey.*

## **9. CAN I MAKE A DEPOSIT AND PAY THE BALANCE WITHIN THE GIVEN TIME?**

*Yes. But payment must be made within the agreed time without default. Otherwise a default charge will apply.*

## **10. IS THERE ANY RESTRICTION AS TO THE NATURE OF CONSTRUCTION?**

*Yes, you are limited to building residential houses within the designated area. Commercial buildings can only be built in designated area. Other restrictions will be indicated in the Estate Restrictive Covenant.*

## **11. CAN I START CONSTRUCTION ON THE LAND?**

*Yes, Construction can commence after physical allocation however fencing without immediate development will not be allowed. It is to enable continuous maintenance of undeveloped plots within the estate*

## **12. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?**

*Assignees are advised to take possession and develop their plot within a year of physical allocation to avoid accumulated maintenance charges.*

## **13. WHAT HAPPENS IF I DO NOT PAY INFRASTRUCTURE/DEVELOPMENT FEES?**

*Such a customer will not be allowed to commence any form of construction on the site.*

## **14. CAN I RE-SELL MY PLOT/PROPERTY?**

*Yes, a subscriber who has paid up on his/her land can re-sell. However, 10% of the current value of the land will be remitted to the Company for Documentation. i.e. change of name.*

## **15. WHAT HAPPENS IF I WANT TO CHANGE MY ESTATE?**

*Should the client wish to transfer his interest from one estate to another, he will be required to pay 10% of the current value of the Land he wishes to transfer his interest to.*

## **16. WHAT ARE THE CRITERIA UPON DISCONTINUANCE WITH MY PAYMENT? IS THERE A REFUND?**

*Application for refund can be made on the condition that 40% of the total sum will be forfeited as administrative fee; this is applicable to deposits above 20% of the price of the land. For deposits below 20% of purchasing price, the full sum will be forfeited as administrative fee and is non-refundable.*

## **17. WHAT HAPPENS IF I DO NOT PAY WITHIN 11 MONTHS?**

*You are expected to complete your payment plan within 11 months to avoid 1% default charge on current rate of the estate.*

**THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH, IS ACCEPTABLE AND CONSENTED BY ME, AND I ACKNOWLEDGE RECEIVING A COPY OF IT.**

**SUBSCRIBER'S**

NAME..... SIGNATURE..... DATE.....