



# CAPITAL LOFT

THE  
ULTIMATE DESTINATION FOR  
FORWARD-THINKING  
INDIVIDUALS



Profitable  
Investments



Ultra-modren  
Tech Hub



Sustainable  
Development



Serene/Healthy  
Environment



IDERA, ELEKO

## Personal details

Name: \_\_\_\_\_

Phone No: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

Gender: Male  Female  Unspecified

Marital status: Single  Married  Separated

No. of kids: \_\_\_\_\_

Place of work: \_\_\_\_\_

Nationality: \_\_\_\_\_

Birthday: \_\_\_\_/\_\_\_\_

Spouse Birthday:  
(if married) \_\_\_\_/\_\_\_\_

Please select your yearly income range:

Below 6M  10M - 25M  25M and Above

Means of Identification: \_\_\_\_\_

*(Please attach a copy of Govt approved valid ID)*

Affix  
passport  
photograph  
here

## Next of Kin Details

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Phone No: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

## Type of home interested in

3 Bedroom Semi Detached

## Payment Plan & Tenure

1) ₦ \_\_\_\_\_ Upon acceptance or offer

2) ₦ \_\_\_\_\_ by \_\_\_\_\_

3) ₦ \_\_\_\_\_ by \_\_\_\_\_

4) ₦ \_\_\_\_\_ by \_\_\_\_\_

5) ₦ \_\_\_\_\_ by \_\_\_\_\_

One Off

Monthly

Quarterly

Source Account Name: \_\_\_\_\_

Source Account No.: \_\_\_\_\_

Source Bank: \_\_\_\_\_

**Please note, we do not accept cash payment and any default in payment attracts 10% sub-charge on the payment plan and 20% sub-charge on refund.**

I/We, ..... hereby declare that I/we fully understand the terms and conditions regarding this property purchase and abode by same. I/We further declare that all information given in this application is true and accurate to the best of my/our knowledge.

## Partner / Agent Details

Name: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

## Terms & Conditions

### 1) PRICING AND PAYMENT TERMS:

a. The purchase prices for different house types are communicated in our marketing materials and our various social pages.

### 2) PAYMENT TERMS:

a. Payment duration: One off, 1month, 3months, 6months, 12months and 18months

b. Instalment options: One off, Monthly and Bi-monthly.

### 3) PRICE:

a. Subscribers are expected to pay monthly/quarterly as agreed and described on their offer letter.

### 4) INITIAL DEPOSIT:

a. Initial deposit guarantees the customer a slot in this project. However, a formal allocation is done upon payment of 100% deposit.

### 5) DEFAULT:

In the event of a default in payment by the subscriber any of the following may apply;

a. Each default in payment attracts a 10% additional monthly penal charge of the amount due.

b. Upon customer request, we shall refund to the customer less a deduction of 20% as an administrative fee before the refund, and it takes a period of 120 days.

### 6) MODIFICATIONS:

a. Modifications in the houses are only allowed on receipt of full payment for the subscribed unit and clearance letter issued in favour of subscriber.

### 7) INFRASTRUCTURE LEVY:

a. The infrasture levy fee shall be N5million. However, the subscriber is expected to complete this payment before they can move into the house.

b. 45% annual interest rate shall be charged on unpaid infrastructure levy yearly.

### 8) DOCUMENTATION:

a. Documentation for sale shall comprise the following:

I. Deed of assignment issued upon full payment of purchase price.

II. The purchaser is responsible for perfecting title to the unit purchased.

### 9) DOCUMENTATION FEES:

a. Survey plan fees; This shall be N2million for individuals and 4million for corporate organizations as prescribed by Lagos State Government

b. Deed of assignment: N500,000 shall be for preparation, execution of deed of assignment and production of estate handbook.

### 10) POSSESSION

All subscribers shall be given possession of the property ONLY after the house has been completed and full payment of the purchase price plus other charges as stated above are made. For the benefit of all, the subscribers are expected to sign estate handbook as a prerequisite to obtain clearance certificate to move in.

### 11) CORNER PIECE ALLOCATION

a) There shall be N5M additional charge for subscribers that request for corner piece units.

I agree to all Terms & Conditions.

\_\_\_\_\_  
Client Signature & Date

\_\_\_\_\_  
Approval Signature & Date