



# IYANU COURT

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## SUBSCRIPTION FORM & FAQ



## Application Form

### BIO DATA

Title; Mr. /Mrs./ Dr. /Chief /Others

Surname:

Other Names:

Nationality:

Country of Residence:

Date of Birth:

Sex:

Marital Status:

☐

Single

☐

Married

☐

Others

State of Origin/City:

Occupation:

Tel:

Email ID:

Residential Address:

Next of Kin:

Residential Address:

Tel:

Referral Name:

Residential Address:

Tel:

### TYPE OF APARTMENT:

3 Bedroom Terrace Duplex with 2 Sitting Rooms + Boy's Quater

☐

2 BRM APARTMENT + BQ

☐

## Sales Agreement

This Agreement is made on:  /  /  BETWEEN DEALCLINCHERS

REALTORS LIMITED of House 1 Ramat Crescent, Ogudu GRA - Lagos hereinafter referred to as the "Vendor" and

hereinafter referred to as the "Purchaser". In consideration of the mutual covenant contained herein and received, and with intent to be legally bound, vendor and the purchaser hereby agree as follows:

1. The vendor has agreed to transfer absolutely unto the purchaser all the residue of interest on all that property known and referred to as the

situate and being at IYANU COURT - 19, Folawewo street, Off Allen Avenue, Ikeja, Lagos.

2. The purchase price (Outright/Instalment payment plan) of the property are as follow:

### 3 BEDROOM TERRACE DUPLEX + ATTACHED BOYS' QUARTER

Outright - N135,000,000

6 Months - N155,000,000

### 2 BEDROOM APARTMENT + BOYS' QUARTER

Outright - N100,000,000

6 Months - N110,000,000

3. The payment shall be made either by issuing a cheque in favour of the vendor to the purchaser directly into the vendor's account;
  - a. In the event of outright payment, the purchaser shall be entitled to his title documents upon completion of the property, which shall be at a time and period to be mutually agreed upon by both parties.
  - b. Upon receipt of the full and final payment for the property and all Other fees Under The outright and Instalment payment plan, the purchaser shall be entitled to his/her title documents. The keys shall be handed over to the purchaser at a time and period to be mutually agreed upon by both parties

Infrastructure fee (To be agreed upon with the stakeholders)

4. Upon completion of payment for the property, the purchaser shall pay the following ancillary fees:
  - a. VAT: 7.5% of Purchase Price
  - b. Infrastructure fee (To be agreed upon with the stakeholders)
  - c. Survey and Legal: - 5% of purchase price
5. The purchaser covenants to pay bank charges accruing from purchaser's dishonored cheque to the vendor, if any.
6. Any default or withdrawal on the part of the purchaser at any stage of the subscription shall lead to forfeiture of the subscription and a refund of all sums paid N50,000 administrative charges and 20% of the total sum paid.
7. Upon default by the vendor, the purchaser may elect to treat this agreement as terminated and be entitled to the refund of all sums paid and the prevailing interest applicable at that point of refund.
8. Any cash given to any agent or marketer by the purchaser on behalf of the vendor shall be at the purchaser's risk.
9. Any request for a preferred location of any unit shall be at a premium and subject to availability.
10. IN WITNESS WHERE the vendor has here unto set its common seal and the purchaser has set his/her hand the day and year first above written.

**THE COMMON SEAL OF THE VENDOR IS HEREBY AFFIXED IN THE PRESENCE OF:**

\_\_\_\_\_

Director

\_\_\_\_\_

Secretary

**SIGNED, SEALED AND DELIVERED By the within named purchaser**

\_\_\_\_\_

In the presence of:

\_\_\_\_\_

Sign:

Name:

Address:

Occupation:

Signature:

Date: \_\_/ \_\_/ \_\_\_\_

I \_\_\_\_\_ hereby affirm that the information provided above in partial fulfilment of the terms of purchase of the **IYANU COURT** is true. I accept that any default or withdrawal in paying my subscription according to what is stated in the contract of sale will lead to forfeiture of my subscription [Apartment(s)] and a refund of all sums paid less 20% agency fee and plus N50,000 administrative charges (where applicable).

\_\_\_\_\_  
Signature & Date:

Note: All Cash/Cheque/Draft Payments must be paid into our designated company's bank account in favour of **DEALCLINCHERS REALTORS LIMITED**

Account No  
**1017798409**



Account Name: Dealclinchers Realtors Limited

# FAQ

## 1. WHERE IS IYANU COURT?

**IYANU COURT** is situated in a serene estate on 19, Folawewo street, Off Allen Avenue, Ikeja, Lagos.

## 2. WHO ARE THE OPERATORS OF IYANU COURT?

DEALCLINCHERS REALTORS LIMITED

## 3. WHAT TITLE DOES IYANU COURT?

Deed of Conveyance

## 4. HOW MANY BEDROOMS ARE IN IYANU COURT?

- 3 bedroom terrace duplex with two sitting rooms + attached boy's quarter
- 2 bedroom apartment + BQ

## 5. WHAT IS THE PRICE PER UNIT OF THE APARTMENTS?

### 3 BEDROOM TERRACE DUPLEX + ATTACHED BOYS' QUARTER

Outright - N135,000,000

6 Months - N155,000,000

### 2 BEDROOM APARTMENT + BOYS' QUARTER

Outright - N100,000,000

6 Months - N110,000,000

## **6. WHAT KIND OF FINISHING WILL THE VENDOR PROVIDE IN EACH UNIT?**

Luxury at its best

## **7. WHAT ARE THE FEATURES IN THE ESTATE?**

- 24/7 Security
- 24/7 Power supply
- CCTV Surveillance
- Estate Intercom
- Central Water Supply
- Children Playground
- Ample Parking Space
- Street Light
- Access Control
- Smart Home Connection

## **8. WHAT DO I GET AFTER MY INITIAL DEPOSIT?**

A starter pack comprising receipts, sales invoice and sales agreement.

## **9. WHAT DO I GET AFTER COMPLETION OF PAYMENTS FOR THE HOUSE?**

Receipts, Letter of Allocation, Deed of Assignment and Restrictive Estate Covenant.

## **10. WHAT OTHER PAYMENT DO I MAKE APART FROM PAYMENT OF THE HOUSE?**

- a. VAT: 7.5% of Purchase Price
- b. Infrastructure fee (To be agreed upon with the stakeholders)
- c. Survey and Legal: - 5% of purchase price

## **11. WHEN DO I PAY OTHER CHARGES?**

Survey and Legal fees should be paid once payment for the property is completed while Infrastructure fee is to be paid after property handover



**12. WHAT HAPPENS IF I CANNOT COMPLETE PAYMENT OR DEFAULT IN THE PAYMENT OF MONTHLY SUBSCRIPTION?**

You are entitled to a refund at any stage before payment of 75% of fees payable after which you will not be entitled to any refund. This refund shall be less 20% of amount paid and N50,000 administrative charges.

**13. CAN I PAY A DEPOSIT AND PAY THE BALANCE ANY TIME WITHIN THE DURATION OF THE TRANSACTION?**

Every subscriber is expected to pay on a monthly basis after the initial deposit according to the chosen payment plan; default in payment for two consecutive months will lead to outright revocation.

Subscriber Name:

Signature:

Date:





A DEVELOPMENT BY



[WWW.DEALCLINCHERSLTD.COM](http://WWW.DEALCLINCHERSLTD.COM)