

THE CREST

APARTMENTS & TERRACES

 LEKKI COASTAL CITY, BOGIJE, LAGOS.



Title: Certificate of Occupancy

A development by  **onebrick**

Application Form

BIO DATA

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

Surname;

Other Names;

Phone Number; Alternative Number;

Email Address;

Nationality; Country of Residence;

Marital Status; Single Married Others

Postal Address:

City State Country

Permanent Address; (For agreement purposes)

.....

.....

City State Country

Means of Identification: International Passport Driver's License Voter's Card Others

Occupation; Employer's/ Business Name;

Employer's/ Business Address;



OTHER INFORMATION

Next of Kin;

Next of Kin's Address;

Next of Kin's Phone Number; Alternative Number;

Next of Kin's Email;

Purpose of Purchase; Residential Commercial

PROPERTY DETAILS

Please Tick	2 Bedroom Apartment	3 Bedroom Apartment	3 Bedroom Terrace Duplex + Bq	3 Bedroom Semi detached Duplex + Bq
Number of units:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Instalment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Months outright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Months	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Months	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRICING & PAYMENT TERMS

Initial Deposit: 10,000,000

Property Type	Outright 3 Months	6Months	Documentation Cost
2 Bedroom Apartment	N32M	N33M	N500,000
3 Bedroom Apartment	N42M	N43M	N500,000
3 Bedroom Terrace Duplex	N62M	N63M	N500,000
3 Bedroom Semi detached Duplex + Bq	N64M	N65M	N500,000

I.....hereby affirm that all information provided as a requirement for allocation of land by OneBrick Investment Ltd. is true and that any inaccurate information given by me may result in decline of my application.

Signature:

Date:

Referred by:.....

Referral Phone No:

PROPERTY DESCRIPTION:

The Crest Apartments and Terraces is located at Bogije, ibeju Lekki, Lagos

TITLE/DOCUMENTATION:

The title of the property is C of O. The purchaser shall be entitled to receive a contract of sale upon any payment Of 30% initial deposits. Upon payment for the documents, the purchaser shall receive a survey plan, a deed of assignment. Please note that our documentation fees do not include cost of title at the lands registry.

ESTATE HANDBOOK:

Upon handling over of your property, you shall be provided with an estate handbook which shall guide you through your onboarding within the estate and also familiarize you with your new environment. Due to the need of serenity and peaceful co-existence within the estate, the estate handbook contains the estate rules and regulations which breach of the terms may lead to payment of fine.

ALLOCATION:

All allocations are provisional until keys are delivered and housing units handed over to each purchaser. Please be aware that land measurement for each unit will vary in size and final measurement of land will be confirmed upon allocation of each unit. Request for re-allocation is not automatic. You may be required to make additional payment for requesting for re-allocation.

IMPROVEMENTS & FIXTURES INCLUDED

All improvements and fixtures which shall be available in your housing unit upon delivery may include electrical fittings, plumbing, lightening, sanitary wares, kitchen cabinet, tiles, windows and doors.

MODE OF PAYMENT:

All payment should be made to **ONEBRICK Investment Ltd**, Account No: **5402012381** BANK NAME: Providus Bank, payment for your housing unit should only be made into ONEBRICK designated account. All cheques and bank drafts are to be raised in favor of ONEBRICK failure to strictly adhere to this term and condition.

REFUND:

In the event of refund you are required to give 90 days' notice in writing to the company, which shall be the period within which your refund shall be processed. Your refund shall be made less than 30% administrative fees.

DEFAULT:

Where there is a default, ONEBRICK Investment Ltd. shall elect as applicable either any of the following:

- a. A default in your payment plan will attract a 5% interest fee on the outstanding amount.
- b. Where default continues for a period of 3 months, there shall be an upward review of the sale price.
- c. Where default continues for the period of 6 months, your subscription shall be terminated and your Money refunded less 30% administrative fees.
- d. In the event of 2 successive defaults where you are on monthly installment, subscription shall be terminated and your money refund less than 30% administrative fees.
- e. Where the purchaser has paid up to 75% of the total purchase price of the property before default, the company shall be entitled to re-allocate the purchaser to any of its project upon such default.

TRANSFER OF INTEREST:

In the event that you choose to sell your property, you will be required to complete our change of ownership procedure. The application fees shall be a non-refundable sum of N200,000 (Two Hundred Thousand Naira) per plot. This transfer fee is subject to upward review and is required to be paid before title is transferred to the new purchaser. Both parties are at liberty to agree on who to bear the cost of procuring a fresh survey plan, deed of assignment and any other document relevant for transfer of title. The applicable cost shall be communicated to parties at the point of notification of transfer.

PLEASE NOTE THAT:

- (a) Your documentation fee covers deed of assignment, survey plan and developmental fee.
- (b) Save and except a payment plan has been negotiated and agreed in writing by the purchaser and Onebrick Investment Limited, the balance sum payable on any property on instalmental payment plan shall be made in equal monthly installment over the agreed duration of payment.

Frequently Asked Questions (FAQ)

Question 1: Where is THE CREST Located?

Answer: THE CREST is located at Bogije area , Ibeju-Lekki LGA of Lagos.

Question 2: What is the titles on THE CREST

Answer: C of O (Certificate of Occupancy)

Question 3: Are there any impediments on the land?

Answer: No, the land is free from every known government acquisition

Question 4: Who is the developer of THE CREST?

Answer: ONEBRICK Investment Ltd

Question 5: What is the transaction cycle ?

Answer: Payment for the initial deposit of the land

-Collect offer letter, Receipt and Contract of sale of land, Issuance of Deed of assignment and survey plan.

(After full payment)- Issuance of Allocation Letter (upon Physical Allocation)

Question 6: What is the payment structure?

Answer: Outright for 3 months, 6 months and 12months. 6 months at 10% interest and 12 months 20% interest

Question 7: What document will I get after initial deposit?

Answer: Offer letter, Receipt of payment, and contract of sales agreement.

Question 8: Can I pay cash to your consultants?

Answer: No! All payment for THE CREST should be made to **ONEBRICK Investment Ltd.** designated accounts

Account No: **5402012381** zBANK NAME: PROVIDUS BANK.

Question 9: What are the location benefits of the Estate?

Answer: Proximity to Alaro City, Pan African University, Proposed International Airport, ELeko Beach, Epe Resort

Question 10: What other facilities or benefits are obtainable in the estate?

Answer: Perimeter Fencing, Gated house/Security house, Central Drainage system , Solar Street light, Interlocked Roads, Green Area, CCTV Coverage &

Question 11: If I cannot continue payment of my installment plan, can I get a refund?

Answer: Yes, In the event of refunds, you are required to give the company 120 working days notice to process your refund. The refund shall be processed and paid 35% less the amount paid for the Plot(s) (Administrative fee and others)

Question 12: Is the road leading to the estate motorable?

Answer: Yes, the access road is motorable.

Question 13: Is the price subject to change

Answer: Yes, It is. The price changes once the building of infrastructure commences.

Question 14: Why should I sign on every page of the subscription form?

Answer: To ascertain that all terms have been read and agreed by you

CANCELLATION OF SUBSCRIPTION

ONEBRICK Investment Ltd reserve the right to terminate your subscription where you fail to meet your payment plan, your failure to adhere to terms and condition contained herein or meet the purchase requirements, where you choose to cancel your subscription, ONEBRICK INVESTMENT LTD shall not be obligated to procure third party to acquire your interest in your housing/Landowner unit. The relevant condition to cancellation/request for refund applies.

DIRECT BANK DEPOSIT:

Direct payments into our account will only be recognized when we receive evidence of such payment from purchasers or their representatives, and is subject to the execution of the contract of sale, which will contain the detailed terms and conditions of the sale.

DISCLAIMER

1. Where you transfer to other than ONEBRICK Investment Ltd designated account, ONEBRICK shall not be liable for any financial loss as a result thereof.

2

Marketing materials are artistic renditions and not final design and must not be treated as such.

3. Execution of this terms and condition and application form does not confer any legal obligation on both parties until payment has been made.

Consultant Name:.....

PhoneNO:..... Consultant Email:

CID NO:

I/We confirm that I/We have read the terms and offer and agreed to be bound by the terms. I/We agree the terms of this offer and application form forms part of my/our contract and shall be read in conjunction with any other legal documents executed by me/us during the course of transaction.

Applicant's Name Signature

Date

AFFIRMATION

I.....whosename and residential address are as above stated hereby affirm that I have read and clearly understood the terms and conditions of this offer based on my understanding and acceptance. I hereby undertake to be bound by all that is stated therein and to advance the course of the scheme with ONEBRICK INVESTMENT LTD.

Sign.....

Date.....

PAYMENT STRUCTURE

Outright:

6 Months:

12 months:

REFERRAL DETAILS:

Referrer's Name Signature

Date