

SILVER SPRING APPLICATIONFORM

Site Location: Iba Town, close to Alaba International Market.

Surname:.....
 Other Names:.....
 Sex:.....
 Nationality:

Tel. No:..... E-mail:.....
 Postal Address:.....
 Residential Address:.....
 Occupation:.....
 Employers' Name/Address:.....

Affix
Passport

Next of Kin

Name:.....
 Address:..... Tel:.....

***Purpose of Purchase (Please select)**

Residential: Commercial: Investment: Institution: (Specify).....

*Number of Plots:..... Plot Size: 400sqm 600sqm

*Payment Options: Outright 3 Months 6 Months

We also have payment plans upto 24 months. Please contact Management for details.

*Land application form: ₦2,000 **(Required at time of payment)**

*Documentation of land agreement: ₦100,000 **(Required at time of payment) Per Plot**

*Provisional Survey/Allocation fee: ₦200,000 **(Required at time of payment) Per Plot**

*Transfer of Title Fee: To be determine Later

*Development levy: ₦1,500,000 **Per Plot (Subject to Increase)**

*Infrastructural Levy and Service Charge to be determine later

*Electricity connection fee: ₦200,000 **Per Plot**

*VAT 5%

N:B: ALL CHARGES INDICATED HERE ARE SUBJECT TO REVIEW.

*Total Amount Paid:

*Total Land Cost:

Ihereby affirm all information provided as a requirement for the allocation of land in Silverspring Courts of in Iba Ojo LGA, Lagos State is true and false or inaccurate information given by me may result in the decline of my application.

Signature: ----- Date: -----

Referred By _____ **Referral Phone No** _____

FREQUENTLY ASKED QUESTIONS

THIS F.A.Q IS ALTERNATIVELY THE COMPANY'S TERMS AND CONDITIONS. APPENDING YOUR SIGNATURE TO THIS DOCUMENT CREATES A BINDING CONTRACT BETWEEN SUBSCRIBER AND THE COMPANY (EUC HOMES LTD).

Question: Where is Silver Spring Courts?

Answer: Silver Spring Courts is located in Iba, is with Close Proximity to the Alaba International Market, Lagos State University and Festac Town.

Question: Who is the developer of Silver Spring Courts?

Answer: EUC Homes Limited

Question: What types of infrastructure will EUC Homes provide?

Answer: Recreational Facility, Street Light, Fibre Optics, Electrification of Estate, Central Water System

Question: What types of Development will EUC Homes provide?

Answer: Perimeter fencing, Earth road, Gate House, Interlocked Roads, Security, Drainage System

Question: Do I have to pay Infrastructural Levy and Service Charge now?

Answer: No, Infrastructural Levy and Service Charge to be determine later

Question: Would there be an Agreement fee?

Answer: Yes, there would be an Agreement fee of N100,000 **PER PLOT**.

Question: When do I pay?

Answer: At the point of payment for the land

Question: Would there be any Transfer of Title Fee?

Answer: Yes, transfer of title fee would be determine later

Question: Would there be any Survey/Allocation fee?

Answer: Yes, there will be a total of N200,000 **PER PLOT** for provisional survey/allocation fee.

Question: When do I pay?

Answer: At the point of payment for the land

Question: Would there be any development levy?

Answer: Yes, there is a development levy of N1,500,000 **PER PLOT** and other applicable fees.

Question: When do I pay?

Answer: **it is advised you pay immediately as it is subject to increase and payment is a requirement for physical allocation**

Question: When will my plot(s) be allocated to me?

Answer: Immediately after the 100% payment for the land, documentation of land agreement, Development levy and survey/allocation fees is made.

Question: What do I get after completion of payment for the land?

Answer: Receipt, provisional letter of allocation, provisional survey plan, deed / contract of sales.

Question: What type of Title does Silver Spring Courts have on the land?

Answer: Proposed Excision, Deed with Land Owners and Lagos State Government, Approved Survey Plan, Layout Plan of the property.

Question: Can I pay a deposit and pay balance anytime within the duration of tenure chosen?

Answer: After the payment of the initial deposit you are expected to pay the balance monthly. Nonpayment monthly as at when due will be treated as fundamental breach of contract which can result to 5% monthly late charges and possibly relocation of said plot(s).

Question: Is there any extra cost required to have a corner piece plot?

Answer: Yes, Corner piece attracts a 10% surcharge.

Question: What does it take to acquire a commercial plot?

Answer: Commercial plots attracts a 25% surcharge.

Question: Can I start construction or building on the land now?

Answer: You can start building on the land after physical allocation and payment of the stipulated Survey fee and development levy.

Question: What type of building prototype do you have?

Answer: We have Detached Duplex (Single Family) Semi-Detached Duplex and Terrace. All subscribers are advice to build according to the estate prototype. This applies only to our residential plots.

Question: Is the road to the Estate motor-able?

Answer: Yes the road to the estate is motor-able.

Question: Is there going to be road network?

Answer: EUC Homes is going to provide a road network. For those who wants a street to be named after them will be charged N1,000,000

Question: Is there any time limit to commence work on my land after allocation?

Answer: No there is no time limit to commence work.

Question: Can I re-sell my plot/property?

Answer: Yes you can. **EUC-HOMES should be notified during such process**

Question: Can I pay cash to your agent?

Answer: While we are not discrediting anybody, we strongly advice that cash should be paid to EUC Homes Limited only. Otherwise, cheque should be issued in favour of EUC Homes Limited. We would not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.

Question: What is the size of the plot?

Answer: We have two plot sizes 600sqms and 400sqm s

Question: Is there an installment plan for full plot

Answer: Yes, we have installment plan for full plot

Question: If I paid outright payment for my plot(s) and I'm no longer interested, can I get a refund?

Answer: Yes, you can get a refund however there is a strict 40% administrative and agency fee.

Question: If I paid outright for my plot(s) and cannot complete payment on other stipulated fees, can I get a refund?

Answer: There is a 90 day deadline after payment of plot(s) to complete payment on survey/allocation and land agreement fees to avoid loss of allocation or being relocated to another estate.

Question: If I was on the installment payment plan and cannot continue with the payment. Can I get a refund?

Answer: Yes, you can get a refund however there is a strict 40% administrative and agency fee.

Question: Would there be any Value-added Tax (vat)

Answer: Yes, there will be a 7.5% Value-added Tax (vat) of the cost of land per plot which is required at the time of payment

- No refund except if the property is encumbered
- Refund of purchase price only is less 40% which is the commission paid out to the consultants
- Refund takes 90 days to process
- Refund will be made in the same manner purchase price was paid

THE ENTIRE EXPANSE OF LAND CONSISTING AND KNOWN AS SILVER SPRING COURTS IS NOT AN ENTIRELY DRY LAND. Subscribers could be allocated on marshy plots which EUC Homes would to a reasonable extent endeavor to sand-fill the road network of the entire Estate. Appending your signature on this document precludes a subscriber from bringing any legal or administrative action against the company as regards to the stated. Reasonable extent in this context would be defined by the prevailing market practice.

(Please, fill and sign the column below to indicate you have read and understood the contents of this document.)

FOR THE VISUALLY IMPAIRED SUBSCRIBERS, THE SALES CONSULTANT SHOULD ALSO APPEND HIS OR HER SIGNATURE TO SIGNIFY THAT THE CONTENTS OF THIS DOCUMENT HAS BEEN PROPERLY READ AND EXPLAINED TO SUBSCRIBER IN ANY FORM UNDERSTANDABLE TO SAME.

Subscriber's Name:..... Signature:..... Date:.....