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## FREQUENTLY ASKED QUESTIONS

### **Q1. WHERE IS THE EDIFICE APARTMENTS PHASE 2 LOCATED?**

- A. THE EDIFICE APARTMENTS phase 2 is situated within the Pinnacle 3 estate inside Ajayi Apata New Town, Sangotedo, Eti-Osa LGA.

### **Q2. WHO ARE THE DEVELOPERS OF THE EDIFICE APARTMENTS PHASE 2?**

- A. PWAN STARS ESTATES AND CONCERNS LIMITED

### **Q3. WHAT TYPE OF TITLE DOES THE EDIFICE APARTMENTS PHASE 2 HAVE?**

- A. Governor's Consent

### **Q4. WHAT HOUSE TYPES ARE BEING OFFERED?**

- A. 2 Bedroom and 3 Bedroom

### **Q5. WHAT IS THE PAYMENT STRUCTURE?**

- A. Semi-Finished Levels
- i. 2 bedroom Apartment – N45 million
  - ii. 3 bedroom Apartment – N58 million
- Fully Finished Levels
- i. 2 bedroom Apartment – N53 million
  - ii. 3 bedroom Apartment – N67 million

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### **Q6. WHAT IS THE PAYMENT PLAN?**

A.

Minimum Deposit – 30%

Interest rates applicable on payment plans are as follows:

- i. 0 to 3 months – 0%
- ii. 4 to 6 months – 5%
- iii. 7 to 12 months – 10%
- iv. 13 to 18 months – 15%

Semi- Finished Units will include complete external works, partial mechanical and electrical installations and external doors

Fully finished Units will include complete tiling works, wall screeding and POP finishes, painting (interior and exterior), full electrical and mechanical installations, sanitary fittings, kitchen fittings and full access to common facilities.

### **Q7. WHEN DO I GET THE ALLOTMENT OF MY UNIT AFTER PAYMENT?**

A. Allotment will be done on a date to be advised by the Company

### **Q8. IS THE ROAD TO THE ESTATE MOTORABLE?**

A. Yes, the road to the estate is motorable.

### **Q9. WHAT OTHER PAYMENTS ARE APPLICABLE?**

- A. Infrastructure Levy - N6,500,000 (subject to review)
- B. Survey Fee - Based on Statutory Rates
- C. Legal Fee - 5% on Price of unit
- D. Service Charge - To be advised later

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### **Q10. WHO BEARS THE COST OF TITLE PERFECTION?**

A. The Subscriber bears the full cost of perfecting their title

### **Q11. WHAT IS THE PROCESS FOR RE- SELLING MY UNIT?**

A. Assignment of purchased property to third parties requires the consent and approval of PWAN STARS (“the Company”) for proper execution and transfer of title documents.

### **Q12. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?**

A. Where a subscriber chooses to terminate the purchase contract for any reason, the company will refund the deposits made, less 25% of the sum contributed to cover administrative and other fees. The company shall not refund the subscriber until the company has received funds corresponding in value to the amount to be refunded from a third party purchaser of the unit. The company shall not be obliged to procure a third party to acquire the subscriber's interest in the Unit.