FREQUENTLY ASKED QUESTIONS

Q1. WHERE IS THE CITYSCAPE APARTMENTS LOCATED?

A. THE CITYSCAPE APARTMENTS is situated within the off Monastery Road, Sangotedo, Eti-Osa LGA.

Q2. WHO ARE THE DEVELOPERS OF THE CITYSCAPE APARTMENTS?

A. PWAN STARS ESTATES AND CONCERNS LTD.

Q3. WHAT TYPE OF TITLE DOES THE CITYSCAPE APARTMENTS HAVE?

A. Certificate of Occupancy

Q4. WHAT HOUSE TYPES ARE BEING OFFERED?

A. 2 Bedroom and 3 Bedroom Apartments

Q5. WHAT IS THE PAYMENT STRUCTURE?

A.

Semi-Finished Levels

I. 2 bedroom – N58 million

ii. 3 bedroom – N72 million

Fully Finished Levels

I. 2 bedroom – N67 million

ii. 3 bedroom – N82 million

PWAN STARS ESTATE AND CONCERNS LTD.

THE CITYSCAPE apartments

FREQUENTLY ASKED QUESTIONS

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%

Semi- Finished Units will include complete external works, partial mechanical and electrical installations and external doors and full access to common facilities.

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	-	N9,000,000 (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

FREQUENTLY ASKED QUESTIONS

Q10. WHO BEARS THE COST OF TITLE PERFECTION?

A. The Purchaser 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 the Company for proper execution and transfer of title documents. Such transfers will attract a 5% charge payable by the seller.

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

A. Where the Purchaser terminates the Purchase before completion, the Company shall refund the payment made by the Purchaser less 25% of the Purchase price (Administrative fees). The Company shall not be liable to refund the existing Purchaser until the Company has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the unit. For avoidance of doubt, the Company shall not be obliged to procure a third party to acquire the Purchaser’s interest in the unit

Q13. WHAT HAPPENS IF I DON’T SUBMIT MORTGAGE DOCUMENTATION ON TIME?

A. Timely submission of all required documents to the Mortgage Bank is a condition for processing of your mortgage facility. Any delay beyond 21 days from the date of this offer shall attract a penalty charged at the rate of 30% per annum, calculated on a daily basis for the duration of the delay. This penalty will be incorporated into the Purchaser's equity contribution.