

Summit Homes Ltd



FACIBUS HOUSING

Please Fill Correctly

AFFIX
A PASSPORT
PHOTOGRAPHY

HIGHBURY HEIGHTS (IKATE 2)

SUBSCRIPTION FORM

Date: _____

- > Name: Mr. Mrs. _____
(Surname) (First Name) (Other Name)
- > Marital Status: Single Married Sex: Male Female
- > Name of Spouse: (If Married) _____
(Surname) (First Name) (Other Name)
- > Nationality: Nigeria Others (specify) _____
- > Residential Address: _____
- > State of Origin: _____ L.G.A. _____
- > Date of Birth: _____
- > Occupation: _____
- > Employers Name: _____
- > Residential Address: _____

- > Email: _____
- > Phone Number: _____ or _____
- > Means Of Identification: National ID Card International Passport Driver's License Perm
 Voter's Card Identification No
- > Flat Number _____ and Floor Number _____

Subscriber's signature: _____

NEXT OF KIN

- > Name: Mr. Mrs. _____
(Surname) (First Name) (Other Name)
- > Residential Address _____
- > State of Origin: _____ L.G.A _____
- > Relationship with the next of kin: _____ Phone: _____

PAYMENT OPTION

Preferred Payment Plan: Outright (0-3months) Instalment

Others (Specify): _____

Duration (Months): Outright 6 Months 12 Months 18 Months

How did you hear about Highbury Heights Phase 2:

Sales person Newspaper Billboard Referral Online Others

COMPANY DETAILS - CORPORATE ENTITIES ONLY

1. Place of incorporation: _____
2. Date of incorporation: _____
3. Registration No. (E.g., RC No.) _____
4. Certificate of Incorporation Please mark (X) if provided: Yes No
5. Memorandum and Articles of Association Please mark (X) if provided: Yes No
6. Current shareholding structure and list of Directors Please mark (X) if copies of Form CAC7 and Form CAC 2 are provided:
Yes No
7. Names and signatures of Company Directors and/or Promoters:

I/We hereby declare that the details provided above are complete and accurate to the best of my/our knowledge and belief and I/We undertake to inform you of any changes therein, immediately. In case any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it.

Affixing my signature implies I have read, understood, accepted, and agreed to the terms and conditions contained within the subscription form, I also attest that all amount paid towards this property was obtained via legal means and not through any fraudulent or illegal means, where it is legally and deemed fit that the source of payment is from a questionable source hence Facibus Housing is indemnified from any legal charges against the buyer "prior or proposed" the interest or purchase of a property from the company

Subscriber's signature: _____

Individual / Director

Secretary / Director

FAQ

FREQUENTLY ASKED QUESTIONS (HIGHBURY HEIGHT IKATE PHASE 2)

1. Where is the Highbury Heights Phase 2 situated?

The Highbury Heights Phase 2 is situated in the unique and serene area of Ikate, off Palmspring Road, off the Lekki-Epe Expressway

2. Who is the developer of the Highbury Heights Phase 2?

Facibus Housing a leading player in the Nigerian real estate sector.

3. What title does the Highbury Heights Phase 2? Governor's Consent.

4. Is there any encumbrance on the Land?

The land is free from every known government acquisition, interest, and claim.

5. What form of apartments are at the Highbury Heights Phase 2?

2 Bedroom and 3 Bedroom Apartments with loft and study

6. What are the facilities available at Highbury Heights Phase 2?

Surveillance, Security network & patrol, 24-hour power supply, Recreational facilities, Elevator, Swimming pool, Gym, Parking space.

7. What is the initial deposit?

40% of the price based on the plan choose.

8. What do I get after my initial deposit?

You get an offer letter before the initial deposit, a receipt for the payment of the initial deposit, and the contract of sale agreement once payment has been confirmed.

9. What are the prices of the Highbury Height Phase s?

See the attached e-flyer for the prices of the apartment.

Subscriber's signature:

10. What do I get after completing half of the purchase price?

Once 50% of the purchase price is completed, a letter of provisional allocation with the intended unit shall be assigned to the subscriber on the condition that he/she shall not default on any of the subsequent payments due on the property. Where the subscriber defaults on any of the payments due monthly, the subscriber shall be granted a twenty-one (21) days grace after which the provisional allocation shall be revoked and the subscriber shall be required to renegotiate the purchase price with the Company.

11. What other payments do I need to make apart from the payment for the subscribed property?

Connection Fee (N 2,000,000), Legal Fee (N 300,000) and Service Charge (TBD)

12. When do I pay the other charges?

Pay other charges upon the completion of the project.

13. What happens if I don't make payment for every month of the agreed payment period?

5% of the total purchase price shall be added as a default charge on the outstanding balance for every monthly installment the default occurs. However, where the subscriber has paid 50% of the purchase price, any monthly default after a twenty-one (21) day grace period shall lead to a renegotiation of the purchase price

14. Can I pay a deposit and pay the balance at any time within the duration of the transaction?

No. Every Subscriber/Purchaser is expected to pay an initial deposit as specified in the e-flyer. Depending on the payment plan chosen by the subscriber, he/she will be expected to complete the balance in monthly installments as specified in his/her Contract of Sales Agreement and the payment structure attached to the e-flyer

15. What is the payment structure?

See attached e-flyer for more details and further inquiries may be made via mail to facibushousing@gmail.com

SUBSCRIBER'S DECLARATION

I _____ herein named do declare that all information supplied on this form is of an objectively factual and true nature for the purpose of purchasing property at Highbury Height Phase 2. In the event that any of the details are false, I fully understand that my application may be denied.

Signature: _____

Date: _____

Subscriber's signature:

REFERRER'S DETAILS

Referred By: _____

Referrer's ID: _____ Date: _____

Referrer's Phone: _____ Signature: _____

ACCEPTANCE AND UNDERTAKING

I _____ whose particulars appeared in the attached application form do hereby affirm that I have read and understood the below-stated **Terms and Conditions** of this offer. Sequel to this, I hereby accept this offer and undertake to pay outright or as specified on monthly installment due on my payment plan for the property.

Intending Allotee's Name

Signature

Date

OFFICIAL USE

Amount paid on first receipt. _____		Balance. _____	
Total Amount Payable. _____		Date. _____	
_____ <i>Officer's Name</i>		_____ <i>Signature</i>	

PAYMENT DETAILS

Bank Name: **ZENITH BANK** Account Name: **SUMMIT HOMES LTD** Account Number: **1018589424**

Bank Name: **FIDELITY BANK** Account Name: **SUMMIT HOMES LTD** Account Number: **5620160106**

NOTE: ALL PAYMENT SHOULD BE MADE TO EITHER ZENITH BANK OR FIDELITY BANK

Subscriber's signature: _____

“APPENDIX A”

Terms and conditions guiding the purchase of property at Highbury Heights Ikate 2.

This sets forth the general terms and conditions that must be complied with before and after the purchase of a property at Highbury Heights Ikate 2.

By signing this agreement, the purchaser agrees to be bound by the terms and conditions set out below. If you do not wish to be bound by these terms and conditions, do not proceed to purchase the said property.

The terms are herein stated forthwith:

Pool Usage:

- The pool is provided for the exclusive use of residents and their guests.
- All pool rules and safety guidelines must be adhered to at all times.
- Children under the age of 12 must be supervised by an adult.

Elevator Usage:

- The elevator is for the convenience of all residents and their guests.
- Residents are responsible for any damages caused due to misuse.

Pool Spa:

- The pool spa is a communal area. All residents and guests are expected to show respect and consideration for others using this facility.

Parking Space:

- Each resident is allocated one parking space. Additional spaces may be available for visitors only.
- All vehicles must be registered with the management for security purposes.
- The management is not liable for any damages or theft that may occur in the parking area.

Generator Usage:

- The generator is provided for backup power during electrical outages.
- Residents are advised to use power efficiently during generator operation to avoid overloading.
- The ownership and the responsibility of servicing of the generator is vested in the facility management.

Transformer:

- The purchaser shall pay the developer the sum of N2, 000,000.00 (Two Million Naira Only) only as a connection fee for the connection of the purchaser's property to electricity via the developer's private transformer and also the generator.
- The transformer is not a personal property of the purchaser and is provided only for the provision of light to the purchaser's property. Thus, the purchaser shall not lay claim to the transformer at any time for any reason whatsoever.

Subscriber's signature:

Prepaid Meter:

- Electricity fees are prepaid, and the supply of electricity will automatically go off once the amount subscribed by the purchaser has been consumed. **Please note that purchasers shall be made aware of the tariff rate for buying electricity upon which subscription, however, this amount shall be subject to periodic adjustment depending on the tariff rate provided by the electricity distribution company and the cost of maintaining the transformer.**
- The management is not responsible for any inconveniences due to insufficient credit.
- The Management shall connect the purchaser to the developer's private **md meter (prepaid)** which will be linked to the transformer. The md meter shall be the tool used in calculating the purchaser's electricity consumption and the purchaser shall be charged accordingly.
- The md meter provided by the developer, therefore, excludes the need for property owners to further purchase the prepaid meters sold and distributed by other electricity discos within the area.
- Payment of electricity bills shall be done through a mobile app, which links the management shall provide once a purchase transaction is concluded.
- The Purchaser shall not bypass the meter which supplies electricity to his/her property. If a purchaser or his/her tenant is found to bypass the meter, the purchaser shall be liable to a fine of **N500,000 (Five Hundred Thousand Naira)** as default fees.
- In addition to the fine stated above, the defaulting purchaser (and the property) shall be disconnected from the electricity supply until the fine is paid. Furthermore, payment of the fine shall be made once and not in installments.

Maintenance:

- Upon the handover of keys, the maintenance form must be filled and signed to ensure that the house and appliances are all in good working condition.
- Purchase warrant only applies within the period of six months after purchasing the house.

Legal Document:

- The developer's solicitor shall prepare the Contract of Sale and Deed of Assignment in respect of the property intended to be purchased by the purchaser and the Purchaser shall pay a legal fee of **N300,000 (Three Hundred Thousand Naira)** for that purpose.

General Conduct:

- Residents are expected to conduct themselves in a respectful and considerate manner towards neighbors and staff.
- Noise levels should be kept to a minimum, especially during quiet hours (usually after 10:00 p.m.).

Security:

- Residents are responsible for the security of their own property. Ensure doors and windows are locked when not at home.
- Visitors may be required to sign in with the security personnel.

Subscriber's signature:

Common Area Maintenance:

- The management is responsible for the maintenance and upkeep of common areas, including the pool, elevator, and pool bar.

Guest Policy:

- Residents are allowed a reasonable number of guests but are responsible for their behavior and any damages caused.
- Overnight guests must be registered with the management.

Pets:

- Pets are generally not allowed unless otherwise specified by the management.

Compliance with Local Laws:

- Residents are expected to comply with all local laws and regulations.

Notice Period for Vacating:

- Residents must provide a notice period as specified in the lease agreement before vacating the premises.

Alterations and Repairs:

- Residents must seek permission from the management for any alterations or repairs to the property.

Liability:

- The management is not liable for any personal injuries, accidents, or loss of personal property within the premises.

Dispute Resolution:

- Any disputes or conflicts between residents or with the management will be resolved through mediation or legal means.

Gym Usage:

- The gym is provided for the exclusive use of residents and must be used in accordance with posted rules and safety guidelines.
- Proper gym attire and footwear are required.

Service Charge:

- A monthly service charge will be levied to cover the maintenance and upkeep of common areas, amenities, security, and other shared services.
- Residents are obligated to pay the service charge promptly.

Subscriber's Signature:

Please Note:

The above list of bylaws here is not exhaustive, subsequent bylaws will be set by the facility management such as: pet, guest policy, notice period for vacating, service charge, general conduct, security, pool usage, elevator usage, pool spa, parking space and etc.

I, _____ of _____ hereby state that I consent to the terms and conditions stated above. I pledge to abide by the rules and to fulfill my obligations hereinbefore stated to the best of my ability.

Dated this _____ day of _____ 202_.

Note: Kindly sign on all the pages of the subscription form and FAQ to ascertain that it was read and agreed by you

Please Note:

If the subscriber(s) does not execute the sale agreement within the period agreed, then Facibus Housing shall at its option be entitled to cancel the subscription, in this event the subscriber forfeit 15% of the amount paid, the subscriber shall be liable to pay all taxes, duties and statutory levies. All correspondence to the company should be sent to facibushousing@gmail.com

Subscriber's Signature: