

**KEYFORT ESTATE**  
**APPLICATION FORM**

**PERSONAL DETAILS:**

SURNAME: \_\_\_\_\_

FIRST NAME: \_\_\_\_\_

OTHER NAME: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_ SEX: \_\_\_\_\_

STATE OF ORIGIN: \_\_\_\_\_ L.G.A: \_\_\_\_\_

MARITAL STATUS: \_\_\_\_\_

PERMANENT RESIDENTIAL ADDRESS: \_\_\_\_\_

\_\_\_\_\_

COUNTRY OF RESIDENCE: \_\_\_\_\_

MEANS OF IDENTIFICATION:  INTERNATIONAL PASSPORT  OTHER'S

DRIVER'S LICENCE  NATIONAL ID  VOTER'S CARD

EMAIL ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

OCCUPATION: \_\_\_\_\_

OFFICE ADDRESS: \_\_\_\_\_

**NEXT OF KIN:**

SURNAME: \_\_\_\_\_ OTHER NAMES: \_\_\_\_\_

RESIDENTIAL ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**PAMENT PLAN:**

**INITIAL DEPOSIT:**

OUTRIGHT:

AMOUNT IN FIGURE \_\_\_\_\_

0 - 3 Months

AMOUNT IN WORDS \_\_\_\_\_

4 - 6 Months

\_\_\_\_\_

Realtor/Marketer In Charge: \_\_\_\_\_

## **SALES AGREEMENT & UNDERTAKING**

1. Whereas the vendor has agreed to sell and the purchaser has agreed to buy all that \_\_\_\_\_ plot (s) or land in KEY FORT ESTATE, Ilera, Epe Lagos State Nigeria.
2. Purchaser who made complete payment shall have their plots within KEY FORT ESTATE, Ilera Epe Lagos State Nigeria.
3. Instalment Payment Terms  
- 53% - 60% Initial deposit and spread the balance  
Equal monthly instalment
4. Ancillary Fees:
  - a. Developmental/Infrastructure fee, The sum of N400,000 for 500sqm and N300,000 for 300sqm is required and payable per plot (subject to review), which is to be paid within (6) months, upon full payment of land fees: This shall be paid before the physical allocation of the land.
  - b. Survey and Documentation Fees: The Sum of N300,000 for 500sqm and N250,000 for 300sqm is required and payable per plot (subject to review) which is to be paid within six (6) months, upon full payment of land fees, This shall be paid before the physical allocation of the land.
5. All payment shall be made to KESHAB PROPERTIES & INVESTMENT LTD.
6. KEY FORT ESTATE Shall be managed by the vendor or its nominated assignees
7. The purchaser only has full ownership of the unit of plot purchased and shall not assume ownership of any other plot in the estate
8. The common areas in the estate shall be exclusively own and managed by the vendor
9. Commercial and corner piece plot (s) shall attract 25% additional fee.

### **TERMINATION**

A party may terminate this Agreement when any of the following events occurs:

- a. Failure of the purchaser to pay all fees required payable on the unit as at when due and in accordance with the terms of this agreement.
- b. Where the purchaser fails to pay the instalment consistently
- c. Where the purchaser withdraw from the transaction before full payment all fees without any fault of the vendor.
- d. Where the vendor discontinue from transaction.
- e. Breach of any of the terms or condition contain in this agreement.

### **CLAUSES**

- a. Land purchased can not be used for any religious activity. The land is strictly for residential purposes, commercial activities shall be done in the commercial areas in the estate only
- b. KEY HAVEN 5 is a site and a serviced estate, an annual fee and maintenance charges shall be applicable upon delivery of the estate or in the near future to cover the cost of security, estate lightning, gardening and general estate maintenance , this fee is going to be reasonable and charged at the prevailing rate upon estate delivery.
- c. Getting a refund is subject to getting another buyer, our company may buy back, but its subjected to 30% administration fee.
- d. Land can be held/kept for reasonable length of years and its expected to be maintained the owner after physical allocation.

SUBSCRIBER SIGNATURE:

SUBSCRIPTION DATE: