



APPLICATION FORM

- 1. This form must be completed.
- 2. Please supply accurate information.
- 3. The attached passport must be a recent one and must reflect the trues likeness of the individual applying or that of the authorized officer of the establishment making this application.

**Affix
Passport**

MEDORF LUSCIOUS, EPE, LAGOS

PERSONAL

Title:	Surname:		
First Name:	Other Name:		
Marital Status:	Maiden Name:		
Date of Birth: dd / mm / yy	Nationality:		
Residential Address:			
Mailing Address:			
Email:			
Mobile:	Home Telephone:		

Arrangement of Name on Document:

CURRENT EMPLOYMENT DETAILS

Employer:	Designation:
Telephone:	Address:

NEXT OF KIN

Name:	
Mobile:	Email:

FOR OFFICIAL USE ONLY

Consultant's Name:

Consultant's Mobile:

Date Treated: dd / mm / yy

Head Office: Beto Building, 1st Floor, Opposite Corona School Abijo GRA, Lekki-Epe Expressway, Lagos, Nigeria.

Tel: 08067715960 **Email:** medorfsolutions@gmail.com

FREQUENTLY ASKED QUESTIONS (F.A.Q)/ TERMS AND CONDITIONS

1. **Question:** Where is Medorf Luscious located?
Answer: Medorf Luscious is located after Yaba Tech, Epe, Lagos State.
2. **Question:** Who is the developer of Medorf Luscious?
Answer: Medorf Exr Solutions.
3. **Question:** What is the title of the land?
Answer: Freehold.
4. **Question:** Is there any encumbrance on the land?
Answer: No. The land is free from any government acquisition or interest and adverse claims.
5. **Question:** What are the sizes of plots available?
Answer: 600sqm
6. **Question:** Is the road to the estate motorable?
Answer: Yes, the road to the estate is motorable.
7. **Question:** Would there be extra charges for commercial plots and corner piece plots?
Answer: Yes. Commercial plot attracts 100% surcharge while corner piece plot attracts an additional 15% charge.
8. **Question:** What kind of businesses are allowed on commercial plots?
Answer: Only School (non-boarding), Supermarket, Salon, Car wash, Pharmacy, Eatery and Pharmacy.
9. Upon subscription, you are required to fill in your personal contact details (phone Number and email address) on the subscription form to enable us give necessary information with respect to your property as against going through your representative.
10. The Company will not be liable for information not received by you as a result of breach of clause 9 above.
11. The only party recognized by the Company in receiving instructions and execution of
 - 1) documents as regards the property is the Client and in the event where the Client
 - 2) intends to delegate that responsibility to a third party, a written instruction either in a
 - 3) letter form or an official email has to be sent to the Company's official email address
 - 4) Before such third party can be recognized.

12. The transaction process flow are as follows:

- Client goes on inspection or appoints a representative to go
- Client fills the subscription form and signs.
- Execution of the terms and conditions for subscription.
- Payment for Land
- Collect Receipt and Contract of Sale
- The Client signs the Contract of Sale and returns a copy to the office or sent to the company's email address.
- Payment for Survey plan, Development fee and Deed of Assignment.
- Physical Allocation of plot(s) and issuance of allocation letter.
- Collect Survey plan
- Collect Deed of Assignment

13. The Payment structure for 600sqm plot are as follows:

- Outright Payment (0-3 months) – ₦2,000,000
- 4-6 months plan – ₦2,100,000
- Corner piece plot attract an additional 15% charge

14. Where you are on a payment plan, after your initial payment, you are expected to

- 1) Pay the balance on monthly basis within the stipulated time frame. Non-payment of the
- 2) Total as at when due will be regarded as fundamental breach of agreement. This breach
- 3) Attracts an additional monthly five percent (5%) of the outstanding balance as default fee.

(i) Where you fail to complete payment at the expiration of your payment plan, your plot reservation is forfeited automatically;

- 4) (ii) Where the default spans for a period of three (3) months after the due date the company shall be entitled to revoke the sale and refund less thirty percent (30%) administrative charges.

15. If you cannot complete your payment, a refund can be made, however the refund

- 1) will be made on the following conditions;
 - early notification to the company of the inability to continue with the payment
 - Refund will be made less 30% administrative charges.
 - The vendor will be allowed a 6-month period to process the payment. Also note
- 2) That the refund will be made only after such plot has been resold.

16. The other payments you will make are as follows:

Registered Survey Plan – ₦300,000 per plot

Development fee - ₦1,000,000

Deed of Assignment Fee – ₦100,000

17. The facilities to be provided by the company subject to the payment of development fee are:

- Swimming Pool
- Recreational Area
- Basketball Court
- Good Road Network
- Dry Land
- Perimeter Fence
- Gate House

18. Upon subscription, the Company reserves a plot for you, though no allocation letter will be issued until payment is complete.

19. Please note that PAYMENT FOR DEVELOPMENT FEE, SURVEY PLAN AND DEED OF ASSIGNMENT MUST BE MADE BEFORE PHYSICAL ALLOCATION OF PLOT IS GIVEN.

20. You can sell your plot if you have completed full payment for the cost of land. However, consent must be sought from and granted by MEDORF EXR SOLUTIONS. We would require you to furnish the company with details of the buyer.

21. Selling your plot can be done either by you selling by yourself directly or the Company Selling on behalf of the Client. The process of resale is as follows;

- In whatever circumstance of sale, you send an email notifying the company of your intention to sell, detailing whether you elect to sell directly or through the Company.
- For selling directly;
 - all financial obligations to the Company (payment for land) must have been Settled. The cost of transaction is borne between parties to the transaction while the Company charges only the Subscriber/Client a registration fee of 5% of the appreciation value (that is the difference between purchase price and current price) at the time of sale, and the new owner makes payment for documentation (Deed and Survey plan).

-where there are outstanding payments to be made, and there is no arrangement to settle same, the company will as of necessity effect the sale on your behalf, deduct all outstanding fees and 15% agency fee of the current market value of the land and an administrative charge which is 5% of the appreciation value (that is the difference between purchase price and current price) at the time of sale while the remaining proceed is paid to the client. The new owner is obligated to pay for documentation (Deed and Survey plan subsequently).

- For engaging the services of the Company for resale;
 - the Company is obligated to look for a suitable buyer and the land is offered to the buyer at the current market or best offer value.

- upon eventual sale, the Company will pay to the Client (as seller) the purchase price of the land at its current market value less 15% agency fee of the current market value of the land and an administrative charge which is 5% of the appreciation value (that is the difference between purchase price and current Price) at the time of sale while the remaining proceed is paid to the client. (as Seller) while the new owner pays for his documentation (deed and survey plan).

-Provided always that, where the plot to be sold is undeveloped and has not been maintained by the seller, and the Company has proceeded to keep the plot maintained and secured on behalf of the seller, the Company shall be entitled to an additional 7.5% interest of the appreciation value (that is the difference between purchase price and Current price) at the time of sale, as envisaged in the Estate Guidelines.

- Upon resale, the Client (as Seller) must deliver all original copies of documents issued to him to the new owner and/or the Company.
- Where the property is developed i.e. there is an existing building on the land, the Company is only entitled to a transactional fee of 1.5% on the sale price of the developed property.

22. All payment should be made to MEDORF EXR SOLUTIONS, GTBank, Account Number: 0116046618.

Otherwise, cheque(s) should be issued in favour of MEDORF EXR SOLUTIONS. We shall not accept any responsibility for any liability that may arise, as result of deviation from the above condition.

I hereby confirm that I have read, reviewed, agreed and consented to the FAQ, information, Terms, and conditions given above. I append my signature as a sign of acceptance of all the terms and conditions as listed on all the pages of this document.

Subscriber's name:.....

Signature:..... Date:.....

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