

CONDITION FOR APPLICANT TO PURCHASE A HOUSE

- a) The price list and description of house(s) are intended for information only and not to be regarded as forming part of the basis of any future contract. The actual purchase price of a house(s) shall be the prevailing price at the time when the house(s) is allocated.
- b) The company reserves the right to increase the cost of the house due to prevailing market conditions provided however that the price of the house shall not be increased if the customer has made full payment for the house.
- c) If any applicant desires to purchase a house, then the said applicant shall make at least a deposit of fifty (50%) of the selling price.
- d) Payment of 50% of the proposed selling price shall constitute an offer by the applicant to be considered for an allocation of house(s) at any particular stage, phase or site to the applicant/depositor.
- e) The outstanding balance shall be paid as follows: -
- f) Eighty percent (80%) of the outstanding balance when the house reaches roofing level.
- g) The remaining balance of twenty percent (20%) shall be paid within two (2) weeks after completion.
- h) The deposit shall be refunded to the Depositor upon demand less 5% for administrative and other charges. This refund shall be paid within three (3) months from the demand date. Such deposit shall not attract interest.
- i) The company reserves the right to increase the level of requisite deposit at any time and in the event of any such increases applicants may choose to make up their deposit to qualify under new terms, or withdraw their deposits under the existing conditions stated above.
- j) Upon full payment of the price of a house(s) an indenture of transfer shall be executed between Agri-Cattle Lakeside Estate Limited and the applicant specifying the house(s) allocated.
- k) If any installment as above mentioned shall be in arrears for more than two (2) months the company reserves the right to take possession of the house/land already allocated to the applicant and may sell same and reallocate the applicant upon fresh terms or refund any monies paid upon demand within three (3) months from the demand date but less the five percent (5%) administrative charges.
- l) Upon allocation of the house, the customer would be required to insure his/her house with reputable insurance company.
- m) After an indenture of transfer has been executed the transaction is irreversible and money paid for the property cannot be refunded.
- n) The applicant shall comply with Agri-Cattle Lakeside Estate Limited Municipal bye-laws.
- o) A documentation fee of (US\$400/500) payable in cedis would be charged for survey work, site plan, and indentures and \$600 for meter installation.
- p) Where survey work has been done, or site plan or an indenture has been prepared prior to a request by a customer for a refund, the cost involved shall be deducted from the deposit made in addition to the 5% administrative charges.
- q) Where a purchaser does not take immediate possession of the property after one month of completion (ECG meter installed) Lakeside Estate shall charge the purchaser GH50.00 a month for maintaining the premises and the building.

I have read the Lakeside Estate municipal bye-laws and I agree to the conditions applicable to this application.

I AGREE TO THE CONDITIONS APPLICABLE TO THIS APPLICATION

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APPLICANT'S SIGNATURE/MARK
Date