



THE
URBAN
SHELTERS

 Otolu, Ibeju Lekki

A Development by



SUBSCRIPTION
FORM 

INTRO DUCTION



OUR MISSION

We are dedicated to achieving our vision by creating an energetic, positive, results-driven work environment focused on the investment and development of Long-term relationships. We measure our success by the results delivered to clients. Our ethics are built on our commitment to offer superior customer services and bespoke real estate products.

OUR VISION

Our vision is to be the leading real estate service provider in Africa and the preferred place of employment for real estate professionals. We consistently strive to develop collaborative partnerships, based on transparency and mutual trust, which serve to build enduring client relationships. As we expand, we are committed to those principles

OUR CORE VALUES

Communication, commitment, and client care are the core values that emanate throughout every activity that we undertake. By listening and taking the time to understand our clients' needs, we are proud to consistently deliver exceptional results to optimize the value of our clients' property assets, at home and abroad.





SUBSCRIPTION FORM

PERSONAL DATA

ATTACH
PASSPORT
HERE

Title:	Surname:		
First Name:	Other Name:		
Maiden Name:	Marital Status:	Nationality	
Date of Birth: <small>DD/MM/YY</small>	Current Address:		
Mailing Address:			
E-mail:			
Mobile:	Other Number:		

NEXT OF KIN

Full Name:	Relationship:
Mobile:	E-mail:

CURRENT EMPLOYMENT DETAILS

Employer:	Designation:
Telephone:	Address:

PURPOSE OF PURCHASE

Residential Commercial Investment No of Plots

PERSONAL DATA

Outright 2 months 4 months 6 months

AGREEMENT AND UNDERTAKING

I _____ hereby declare that all information provided on this subscription form for the purpose of obtaining properties at Otolu, Ibeju Lekki is valid. Any false or inaccurate information given by me may result in the decline of my application.

APPLICANT'S SIGNATURE

DATE

IN THE PRESENCE OF

Name: _____

Address: _____

Telephone: _____

Occupation: _____

WITNESS' SIGNATURE

DATE

FOR OFFICIAL USE ONLY

Realtor's Name: _____

Realtor's Telephone: _____

Realtor's E-mail: _____





FAQ

FREQUENTLY ASKED QUESTIONS,
TERMS & CONDITIONS

QUESTION: Where is THE URBAN SHELTERS?

ANSWER: THE URBAN SHELTERS is located at Otolu Ibeju Lekki

QUESTION: Who are the owners or developers of THE URBAN SHELTERS?

ANSWER: CLISS HOMES INVESTMENT LIMITED

QUESTION: What are the available size?

ANSWER: 300 sqm N800,000 and 600sqm N1,400,000

QUESTION: Are there any issues on the land?

ANSWER: No, the land is free from any known government acquisition or interest and adverse claims.

QUESTION: What is the price of the commercial plot?

ANSWER: Attracts additional price of 20%

QUESTION: What title does THE THE URBAN SHELTERS have?

ANSWER: Freehold, Survey & Deed of Assignment

QUESTION: What do I get after payment for the land?

ANSWER: Payment receipt, Acknowledge letter and Contract of Sale.

QUESTION: When will my plot(s) be allocated to me?

ANSWER: Physical allocation of plot(s) will be after payments have been made for Deed of Assignment, Survey/Allocation and Development Levy.

QUESTION: What other payment do I have apart from the payment for the land?

ANSWER:

- I. Deed of Assignment Fee- N100,000 per plot
- II. Provisional Survey Plan -N150,000 per plot
- III. Development Fee- 450,000 per plot
- IV. Plot Demarcation Fee- N50,000 Per plot (Payments can be made few days to allocation)

QUESTION: What type of infrastructure will the development provides?

ANSWER: Good road network , Perimeter fencing, Gate House, Green area and Security provision

QUESTION: Can I resell my plot?

ANSWER: Yes, a Subscriber can resell his/her plot(s), the buyer will inherit all the assets and liabilities on the plot(s) . CLISS HOME INVESTMENT LTD. would require the seller to furnish the company with details of the buyer.

QUESTION: Is the road motorable?

ANSWER: Yes, the road to the estate is motorable



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QUESTION: What is the payment structure (Outright payment only)?

ANSWER:

- I. 300 SQM and 600 SQM
- II. Outright payment per plot is 300sqm N800,000 and 600sqm is N1,400,0000
- III. 4 Months Instalment Plan For 300sqm N1,000,000 and 600sqm N1,600,000 While 6 Months Instalment Plan for 300sqm is N1,200,000, 600sqm Is N1,800,000
- IV. Commercial plots attract additional 20% of Land cost.
- V. Corner piece plots attracts 10% of Land cost.
- VI. Change /correction of name(s) attracts N10,000 charges (subject to review)
- VII. Transfer of ownership attracts 10% of land cost.
- VIII. N.B: Non-payment of the monthly installments as at when due shall be treated as a fundamental breach of the contract which could result in termination or revocation of the contract/ OR attract a default charge of 10% of the monthly instalment payment.

QUESTION: When do I make other payments?

ANSWER:

All other payments must be made before physical allocation.
Payment includes:
-Development Levy.
-Deed of Assignment.
-Survey Plan.

QUESTION: Is there any time limit to commence my work on my land?

ANSWER:

No, but you are required to put a dwarf fence on the land. Else, you pay N15,000 Horticulture fee yearly to make your land a green area pending the time you are ready to develop the land.

QUESTION: Is there any restriction regarding the type of building I can construct in the estate

ANSWER:

Yes, The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section. (Commercial or residential) i.e Bungalow, Block of flats/Detached houses (duplex). Note, "Face-me -I-face you" (Tenement Houses) will not be permitted All building design must conform to the required set back of the building control of the estate and such design would be approved by the company with LSG afterwards.

QUESTION: Can I pay to consultants?

ANSWER:

NO! All payment for THE URBAN SHELTERS should be paid to
Account Name: CLISS HOMES INVESTMENT LIMITED
Bank Name: FCMB Bank
Account No: 7106970012



Otola, Ibeju Lekki

FAQ

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QUESTION:

Would failure to continue instalmental payment lead to a refund?

ANSWER:

Yes, In the event of refunds, you are required to give the company 90 days notice to process your refund. The refund shall be processed and paid 40% less the amount paid for the plot(s) (Administrative fee and others).

I hereby confirmed that I have seen the land and ready to go on with transaction. Therefore, the information provided, FAQ and Terms herewith is acceptable an consented by me. I acknowledge receiving and reading a copy of it.

Full Name:

Signature

Date

LANDMARKS

