



MAX EXCELLENT VILLA, IKORODU
FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS MAX EXCELLENT VILLA, IKORODU LOCATED?

A **MAX EXCELLENT VILLA, IKORODU** is a prime piece of land situated and Lying at Konigbagbe bus stop Ogijo, Ikorodu, Lagos. Applicants or their representatives are advised to inspect the site as the company shall not be held liable for claims/issues arising from client's failure to inspect the said property before purchase. Free inspections hold Mondays to Saturdays, from 10 a.m., and Sundays on special arrangement.

Q2. WHY SHOULD I BUY MAX EXCELLENT VILLA, IKORODU?

A **MAX EXCELLENT VILLA, IKORODU** enjoys proximity to major commercial investments and landmarks guaranteeing high return on Investment.

Q3 WHO ARE THE OWNERS/DEVELOPERS OF MAX EXCELLENT VILLA, IKORODU?

A **MAX EXCELLENT VILLA, IKORODU** is owned and developed by PWAN MAX PROPERTY AND BUSINESS SOLUTIONS LTD & MAXCOOP

Q4. WHAT TYPE OF TITLE DOES MAX EXCELLENT VILLA, IKORODU HAVE?

A Survey and Deed of Assignment. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscriber's payment of title perfection fees to be determined and communicated at a future date.

Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND?

A The land is free from every known government acquisition or interests, and adverse claims.

Q6. WHAT IS THE SELLING PRICE

A Outright payment of N35M only, with initial deposit of 30% per bun allow, which can be spread upto 10years payment plan with zero interest rate. N.B The Company reserves the right to repudiate, void or defer/transfer processing of transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than the date of payment.

Q6b. WHAT IS THE PAYMENT PLAN?

- i. Outright payment of 6month attacts 20% discount
- ii. 12 month payment attacts 10% discount
- iii. 10yrs mortgage plan with 30% down payment

Q7. WHAT IS THE SIZE OF THE PLOT?

A 300SQM

Q8. IS THE ROAD TO THE ESTATE MOTORABLE?

A Yes.

Q9. WHAT OTHER PAYMENT DO I MAKE ASIDE THE PAYMENT FOR THE BUNGALOW ?

- i. 25,000 Cooperation membership fees
- ii. 50,000 Cooperation annual dues
- iii. 10% of property price for documentation
- iv. 7.5% of property price for V.A.T
- v. infrastructure fee to be determined later

Q10, WHAT DO I GET AFTER THE INITIAL DEPOSIT AND FOR FURTHER INSTALMENT(S)?

A A letter of acknowledgement of subscription, receipt of payment, and/or provisional allocation letter for initial deposit; and instalment payment receipts for further instalments. There are regular estate updates for customers to follow the company on its social media handles.

Q11, WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE PROPERTY?

A (a) Completion Payment Receipt, Allocation Notification Letter, Contract of Sales and Plot Allocation Document (b) Deed of Assignment

Q12. IS OWNERSHIP OF THE HOUSE TIED TO A COPERATIVE MEMBERSHIP?

Yes! This offer is for maxcoop members only.

Q13. WHEN DO I TAKE POSSESSION OF THE HOUSE?

At 60% Payment You Can Live In The House

Q14. IS THERE ANY RESTRICTION REGARDING THE USE OF THE HOUSE?

The Houses Are Meant For Residential, Purposes And Nothing Else

Q15. CAN I ATTRACT OR MODIFY THE HOUSE DESIGN?

- i. To The Inside **Yes**
- ii. To The Outside **No**

Q16. CAN I RE-SELL MY PROPERTY?

A Yes. Subscribers who have paid in full can re-sell their homes In that event, Max construct & cooperative would require the seller to furnish the company with details of the new buyer. Maxcoop does not sell on behalf of subscribers.

B A charge of 10% of the homes consideration (covering transfer documentation fee) shall be paid to the company by the buyer.

Q17. CAN I PAY CASH TO YOUR AGENT?

A No, cash payments should ONLY be made to Maxcoop at its designated banks. Otherwise, cheque(s) should be issued in favour of PWAN Max Property and Business Solutions. We shall not take responsibility for any liability that may arise as a result of deviation from the above instruction.

Q18. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST A REFUND?

A Yes, you can apply for refund only if you have NOT been allocated. In the event of a refund, you are required to give the company ninety (90) days' notice to process your request and a further sixty (60) days if the process isn't completed after the first 90 days. The refund shall be processed and paid less 40% (administrative fee, logistics, agency fee and others).

SUBSCRIBERS LAND SALES TRANSACTION DETAILS**INDIVIDUAL**

Bank Account Number: _____ Account name: _____ Bank name _____

CORPORATE

Bank Account Number _____ Account Name: _____ RC No _____

Kindly note that in any event where the transaction details as provided by the subscriber is no longer functional, or active, the company is entitled to be notified not more than 24hrs of the change

Q19. MAXCOOP COMPLIANT?

A. Yes

S/N	Category	Document Required
1.	Individual/Propertary firm Any two of the stated documents	<input type="checkbox"/> International Passport <input type="checkbox"/> Voter ID Card <input type="checkbox"/> Driving License <input type="checkbox"/> 2 Photographs of Individual/Sole Proprietor <input type="checkbox"/> Certificate of Registration
2.	Company	<input type="checkbox"/> Copy of Certificate of Incorporation <input type="checkbox"/> Copy of Memorandum of Association <input type="checkbox"/> Copy of Articles of Association <input type="checkbox"/> Valid Means of Identification
3.	Foundation	<input type="checkbox"/> Certificate of Registration <input type="checkbox"/> 2 Photographs each of Trustees <input type="checkbox"/> Valid means of identification of trustees (International Passport/Voter ID Card/Driver's License)
4.	Partnership Firm	<input type="checkbox"/> Certificate of Registration <input type="checkbox"/> Partnership deed <input type="checkbox"/> Valid means of identification of trustees (International Passport/Voter ID Card/Driver's License) <input type="checkbox"/> 2 Photographs each of Partners
5.	Salary Range	<input type="checkbox"/> 0-N500,000 <input type="checkbox"/> N600,000-N1,000,000 <input type="checkbox"/> N1,100,000-N5,000,000 <input type="checkbox"/> Over N5,000,000

I hereby confirm that I have seen the land and wish to go on with the transaction.

THEREFORE, THE INFORMATION, TERMS & CONDITIONS PROVIDED HERewith ARE ACCEPTABLE AND CONSENTED TO BY ME. I ACKNOWLEDGE THE RECEIPT OF THE SUBSCRIPTION FORM/FAQ. COPY

SUBSCRIBER'S NAME _____

SIGNATURE _____ DATE _____

*If subscriber is a company or business name, two directors or the proprietor respectively must sign the subscription form and attach Form CO7 & certificate of incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a business name, the purchaser is the proprietor trading in the name & style of the business name e.g- Mr. PWAN MAX (trading in the name & style of XYZ).