



PURCHASE AGREEMENT

THE PURCHASE AGREEMENT incorporating Link Up Properties Limited Standard Conditions of Sale is made the day of

BETWEEN

1) Link Up Properties Limited (hereafter called “**the Vendor**” which expression shall be used where the context so permits include its officers, successors in title and assigns) **OF THE ONE PART,**

AND

2) of
(hereafter called “**the Purchaser**” which expression shall be used where the context so Permits include his personal representatives, assigns and successors) **OF THE OTHER PART.**

WITNESS THAT WHEREAS

The Purchaser is desirous of owning a house (hereafter called “**the Property**” at Plot Number

The Vendor has offered the Purchaser the said Property under the Terms and Conditions of this Purchase Agreement, which the Purchaser accepted.

Nigeria Office
K54, Road 5
Ikota Shopping Complex
Victoria Garden City
Lekki
Lagos State

www.linkup-ininternational.com
E: sales@linkup-international.com
Nigeria Mobile: +2348072426802
UK Mobile: +447956149287
UK Landline: +441895814145

UK Office
3 Marlborough Parade
Uxbridge Road
Hillingdon
Middlesex
UB10 0LR



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Vendor shall sell and the Purchaser shall purchase the Property described herein.
2. The Purchaser hereby covenants to pay the Vendor the sum of N
(.....) (hereafter called **“the Purchase Price”** or it’s US\$ equivalent converted at the Bank/Forex Bureau prevailing rate on the date of payment, payable as follows:-
 - a) A deposit of % of the Purchase Price on or before the execution of this Agreement.
 - b) The balance payment of per cent (.....) % shall be payable as per the terms of payment, however the Purchaser may make accelerated payments without a pre-payment penalty.
 - c) The Purchaser shall further pay a fee of N300, 000 or Naira equivalent for electricity and water connection.
3. The Purchaser further covenants to execute the Deed of Assignment on the date of completion, or such other date agreed by the parties hereto.
4. The Vendor hereby covenants with the Purchaser to deliver vacant possession of the Property upon the full payment of N (.....) of the whole of the Purchase Price.
5. The parties agree that unless otherwise stated completion shall take place at the Sale office of the Vendor, Link Up Properties Limited, upon full payment of the Purchase Price.



6. The Purchaser covenants to forward all complaints, additions and proposed alterations on the building allocated to the Purchaser. These shall be stated in writing and addressed to the vendor's officer Link Up Properties Limited
7. The Vendor hereby covenants with the Purchaser to deliver the house with the features described. If the Vendor fails to deliver the agreed features, the Purchaser has a right to a full refund of monies paid to the Vendor.
8. The property is sold as is, where is. The sale is final and all payments are non-refundable.
9. We endeavour to receive payment from the Purchaser by the 5th of every month or the account due date. Otherwise, the Purchasers payments will fall into arrears.

We reserve the right to make charges against the amount in default. If the account falls into arrears for three (3) consecutive payments, an interest rate of 20% shall be applied to the entire or total amount of the remaining unpaid balance on the property. If the Purchaser fails to make payment to redeem the account for another three (3) consecutive payments, the Vendor has the legal right to demand the full amount due including all penalty charges and accumulated interest to be paid in full within thirty (30) days. If the Purchaser shall fail to make payment within the agreed thirty (30) days, the Vendor has the legal right to terminate this Purchase Agreement, repossess the property, maintaining full sole ownership of the Property and all improvements made thereto and the Purchaser shall forfeit any interest in the Property and all monies paid to the Vendor.