



Design, agreement, and payment plan of Luxurious 2 and 3 bed room condos in the best residential area of Addis....CMC area.

For more Information please call:

0911-60-74-60 (Addis Ababa)

or

(206) 349-8833 (Seattle)

Email: dawitdemoz16@hotmail.com

Feb 29, 2012

Payment Plan three bed room type 1 (194 Sq. m)

<u>Purchase Price(Birr)</u>	<u>Deposit %</u>	<u>Plan Length</u>	<u>Deposit Amt(Birr)</u>	<u>Balance(Birr)</u>	<u>Quarterly Payment(Birr)</u>	<u>Balance Payoff(Birr)</u>	<u>Total Paid (in Birr)</u>
2,900,000.00	50%	1	1,450,000.00	1,450,000.00	405,710.00	1,622,840.00	3,072,840.00
2,900,000.00	50%	2	1,450,000.00	1,450,000.00	224,460.00	1,795,680.00	3,245,680.00

Payment Plan three bed room type 2 (161 Sq. m)

<u>Purchase Price</u>	<u>Deposit %</u>	<u>Plan Length</u>	<u>Deposit Amt</u>	<u>Balance</u>	<u>Quarterly Payment</u>	<u>Balance Payoff</u>	<u>Total Paid</u>
2,112,000.00	50%	1	1,056,000.00	1,056,000.00	295,468.80	1,181,875.20	2,237,875.20
2,112,000.00	50%	2	1,056,000.00	1,056,000.00	163,468.80	1,307,750.40	2,363,750.40

Payment Plan two bed room type 1 (166 Sq. m)

<u>Purchase Price</u>	<u>Deposit %</u>	<u>Plan Length</u>	<u>Deposit Amt</u>	<u>Balance</u>	<u>Quarterly Payment</u>	<u>Balance Payoff</u>	<u>Total Paid</u>
2,160,000.00	50%	1	1,080,000.00	1,080,000.00	302,184.00	1,208,736.00	2,288,736.00
2,160,000.00	50%	2	1,080,000.00	1,080,000.00	167,184.00	1,337,472.00	2,417,472.00

Payment Plan two bed room type 2 (134 Sq. m)

<u>Purchase Price</u>	<u>Deposit %</u>	<u>Plan Length</u>	<u>Deposit Amt</u>	<u>Balance</u>	<u>Quarterly Payment</u>	<u>Balance Payoff</u>	<u>Total Paid</u>
1,904,000.00	50%	1	952,000.00	\$ 952,000.00	266,369.60	1,065,478.40	2,017,478.40
1,904,000.00	50%	2	952,000.00	\$ 952,000.00	147,369.60	1,178,956.80	2,130,956.80

Registration No _____

**AGREEMENT FOR THE PURCHASE
OF AN APARTMENT IN A CONDIMINIUM BUILDING**

This Agreement entered into on the _____ day of _____ 2012 by and between:

Ato Dawit Demoz

(Hereafter referred to as "Seller")

And

(Hereafter referred to as "Buyer")

Whereas the seller has undertaken to build **Basement** and **G+7apartment** Block on a **959.6 m²** plot of land it presently owns in **Yeka** Sub-City, House number new.

In consideration of the mutual promises herein contained, the Seller has agreed to sell and the Buyer(s) agree(s) to purchase, in accordance with the terms and conditions of this Agreement, an apartment unit to be located at the above address described below and to be selected from the attached floor plan. The apartment unit will be part and parcel of **22** apartments in a block.

The apartment will be made of HCB structural wall frames and roof trusses made of purlin wood frameworks for roofing. Exterior cladding will be consisting of plastered and painted quartz paint finish. Services – electricity and plumbing – are installed in the wall cavity.

I. Details of the Apartment unit to be purchased:

A. 194 m² Three Bedroom unit

Living & Dining (54.27 m²); **Balcony 1** (4.29 m²); **Corridor** (12.72 m²); **Master Bedroom** (29.29 m²); **En-suite Bath** (7.15 m²); **Balcony 2** (2.5 m²); **Bedroom 2** (15.54 m²); **Balcony 3** (2.28 m²); **Bath** (3.93 m²); **Bedroom 3** (12.54 m²); **Kitchen** (19 m²); **Balcony 4** (2.36 m²); **Store** (4.35 m²); **Laundry** (1.88 m²); **Wall-Thickness** (22 m²).

B. 161 m² Three Bedroom unit

Living & Dining (50 m²); **Corridor** (14.40 m²); **Master Bedroom** (22.23 m²); **En-suite Bath** (6.84 m²); **Bedroom 2** (13.90 m²); **Bedroom 3** (13.90 m²); **Bath** (3.93 m²); **Kitchen** (10.54 m²); **Balcony** (3.20 m²); **Store** (1.70 m²); **Laundry** (1.85 m²); **Wall-Thickness** (19 m²).

C. 166 m² Two Bedroom unit

Living & Dining (50 m²); **Balcony1** (4.29 m²); **Corridor** (10.63 m²); **Master Bedroom** (25.47 m²); **En-suite Bath** (7.15 m²); **Balcony 2** (2.84 m²); **Bedroom 2** (14.82 m²); **Balcony 3** (2.50 m²); **Bath** (3.93 m²); **Kitchen** (18 m²); **Balcony** (3.15 m²); **Laundry** (1.77 m²); **Wall-Thickness** (26 m²).

D. 134 m² Two Bedroom unit

Living & Dining (40.84 m²); **Corridor** (11.15 m²); **Master Bedroom** (22.23 m²); **En-suite Bath** (6.84 m²); **Bedroom 2** (13.90 m²); **Bath** (3.93 m²); **Kitchen** (11.95 m²); **Balcony** (3.89 m²); **Laundry** (1.70 m²); **Store** (1.70 m²); **Wall-Thickness** (16 m²).

II. Finishing Materials

Room Specific Materials	Name of the material			
Room Type	Floor finish	Internal wall finish	External wall finish	Fixture
1. Living/dining	Porcelain	HCB, Gypsum plastered & painted	Quartz	-
2. Master Bedroom	Porcelain	HCB, Gypsum plastered & painted	Quartz	MDF closet
3. Other Bedroom	Porcelain	HCB, Gypsum plastered & painted	Quartz	MDF closet
4. Verandah & Balcony	Porcelain	HCB, Gypsum plastered & painted	Quartz	-
5. Kitchen	Ceramic	Full Height Ceramic	Quartz	Kitchen cabinet
6. Lobby and corridor	Porcelain	HCB, Gypsum plastered & painted	Quartz	-
7. Toilet and bath	Ceramic	Full Height Ceramic	Quartz	HWB, WC, shower or bath
8. Store	Ceramic	HCB plastered & painted	Plastered & Painted	
9. Laundry	Ceramic	Full Height Ceramic	Plastered & Painted	

Windows & Doors Schedule	
1. Windows	Aluminum/PVC frames
2. Internal door	MDF Wooden Doors
3. External doors	MDF Wooden Doors
4. Ceiling	Gypsum plastered & painted

In accordance with the attached floor plan and finishing specifications listed above, together with all the improvements thereon, all privileges, accessories, easements, closets and all fixtures to be situated inside building including all electrical, plumbing and bathroom fixtures; windows and doors; parking spaces; landscaping, trees and shrubs.

III. Price and terms: Buyer(s) hereby agrees to pay for said property in accordance with one of the following terms and options: All prices are before VAT. Any transfer fees or related taxes shall be the sole obligation of the Buyer(s).

194 m² **161m²** **166m²** **134 m²**

a. Buyer(s) opts to make full cash payment of **Birr** _____ upon signing of this agreement.

b. Or pay a deposit of **50%** _____ Birr now, and quarterly settle payments with attached schedule to be paid up in **12** months **24** months .

Equal installment payments have to be made quarterly (every 3 months). Should payments exceed by 30 days than the designated period, buyer(s) agrees to pay an additional 3% (of overdue payment penalty) for every month of delay.

Agreement signed is not valid, if as stipulated full or deposit payment is not made within 24hrs.

Selected payment option can be changed upon buyers' request.

IV. Buyer's obligations

1. Buyer(s) agrees to make all payments in accordance with this agreement. Such payments shall be effected into the account name of _____ at _____ **Bank** account number _____ or paid with **CPO** to _____

2. The payment schedule agreed upon in this contract is governed solely by the portions of this contract applicable to it, namely Section IV, Section V, Section VII and said schedule as attached.
3. Buyer(s) has the option to sell his/her apartment unit at any time prior or subsequent to completion and delivery.

V. Sellers' obligations

1. Seller shall be responsible for the construction and delivery of the agreed apartment within 24months of the estimated construction commencement date of _____.
2. Seller guarantees the buyer that the work conforms to the contract and is not defective. The provisions of Article 2622 of the Civil Code shall apply.
3. Seller shall not increase the amount of the agreed price.
4. Seller shall be responsible for registering the house and acquiring the necessary title deed from the proper authority.

VI. Default

1. It is expressly agreed that upon the event of any default or failure on the part of the Buyer(s) to comply with the payment terms and conditions of this contract, the Seller after giving one month notice shall terminate this agreement.
2. Buyer shall pay 3% of the paid amount as penalty when terminating this agreement other than in cases involving force majeure. In such a case the Seller is entitled to withhold such sum and refunding the balance to the Buyer(s).
3. Upon default by the Seller to perform under this agreement all deposits, & payments shall be returned to Buyer(s) with 15% accrued interest to be calculated from the date of receipt of the money.
4. In the event of circumstances beyond their control (force majeure) either the Seller or Buyer(s) may terminate this agreement by giving one month prior notice. The provisions of the Civil Code on "Force Majeure" (Articles 1792, 1793, 1794) shall apply.
5. Outside of the exclusions stated in this contract, no other conditions shall relieve the Buyer(s) or Seller from complying with the terms of this contract whether this is in regards to construction schedules, payment plans or any other provisions of this contract.

VII. Sole Contract:

The parties agree that this Agreement to Purchase constitutes their entire agreement and that no oral or implied agreement exists. The terms and conditions of this Contract are to apply to and bind and inure to the benefit of heirs, executors, administrators, successors, and assigns of the respective parties.

VIII. Approval:

The undersigned Buyer(s) has read and fully understands and approves the foregoing offer and acknowledges possession of a signed copy.

Buyer signature

Buyer signature

Buyers address, Email & phone #

Buyer address, Email & Phone #

IX. Acceptance:

The undersigned Seller has read, fully understands and verifies the above information as being correct and accepts the foregoing offer; agreeing to sell the herein described property on the terms and conditions herein specified and acknowledges receipt of a signed copy.

Seller signature
Dawit Demoz
P.O.Box _____. Code _____
Addis Ababa
251-011—000-00-00

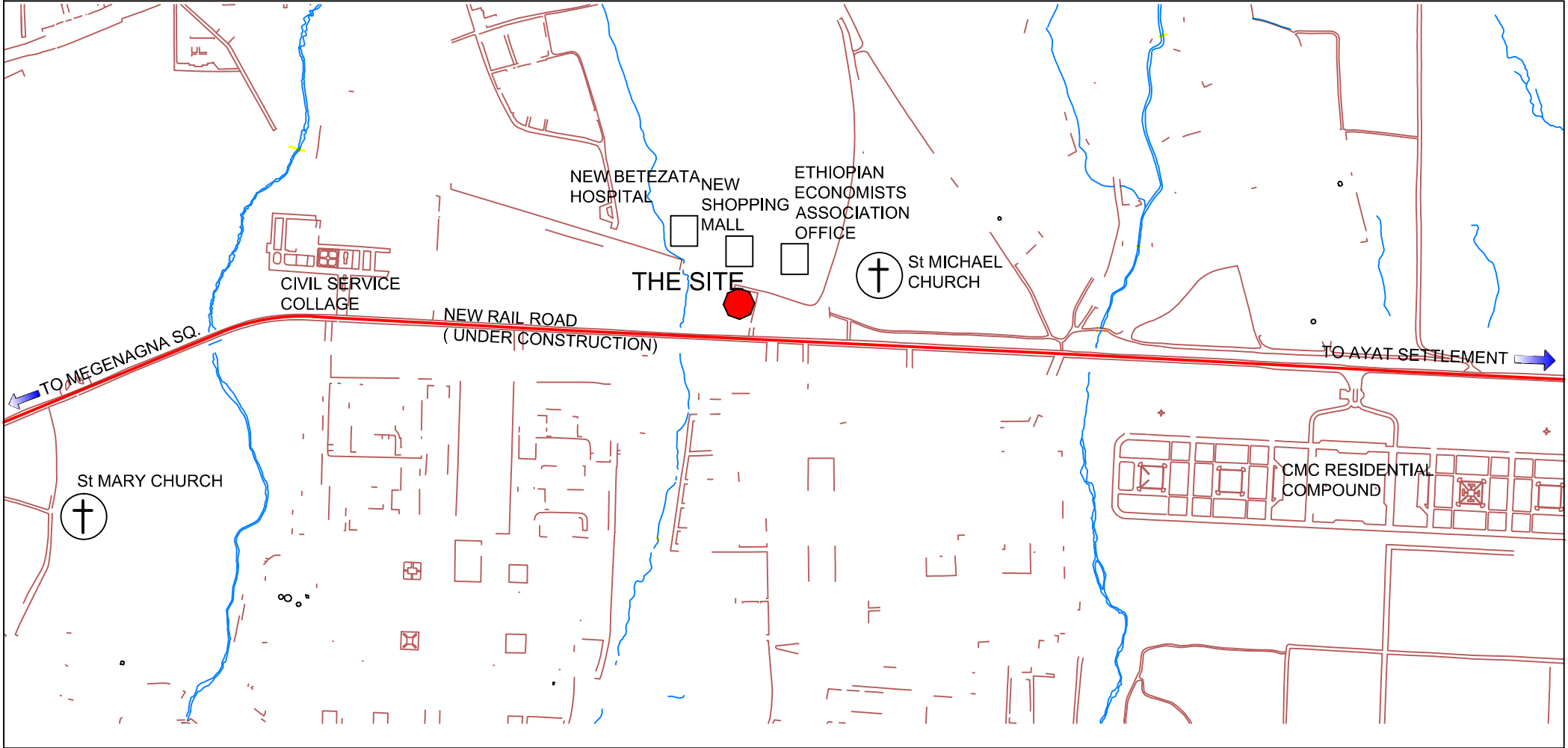
Witnesses

1. _____

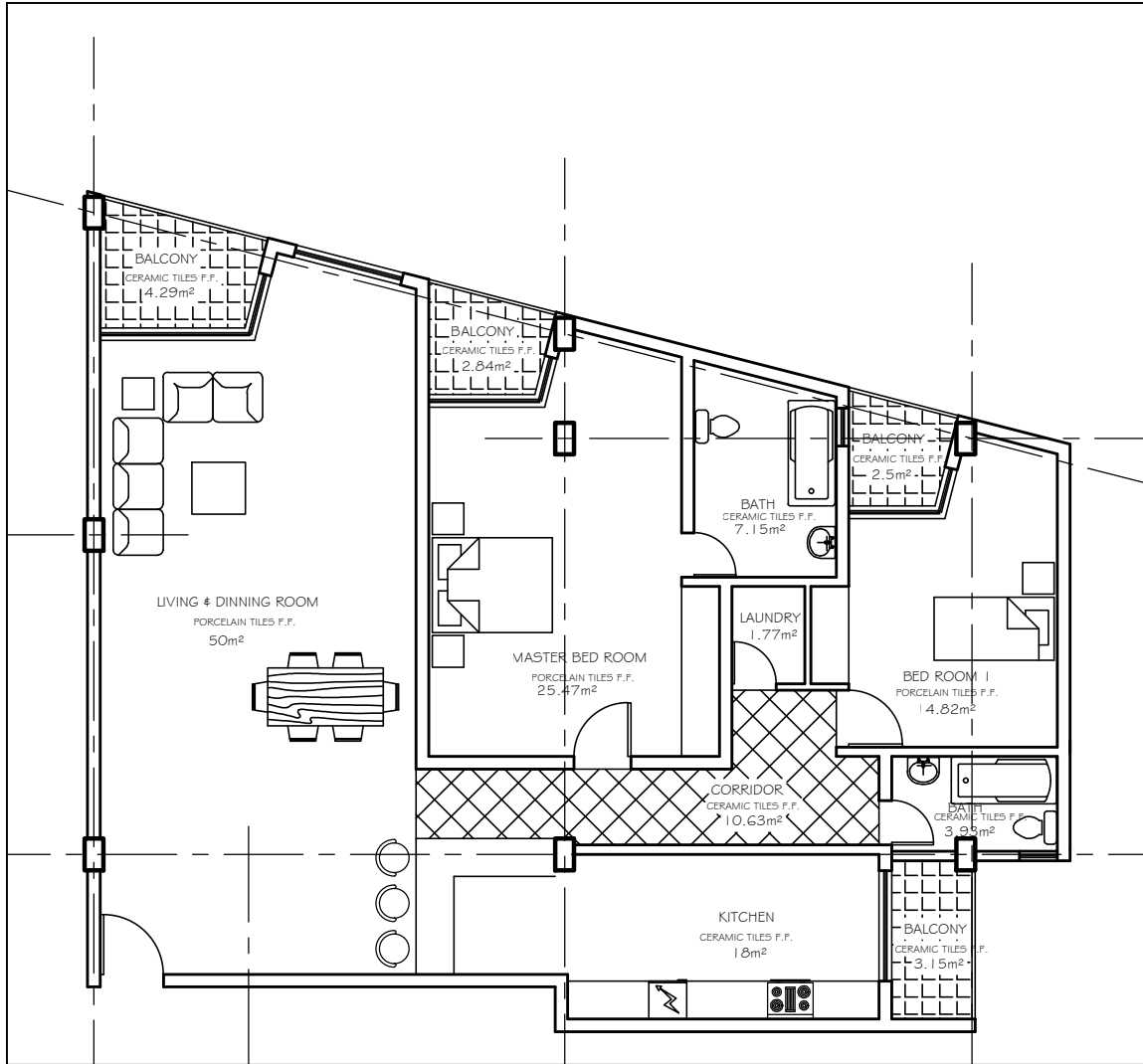
2. _____

Name

Signature

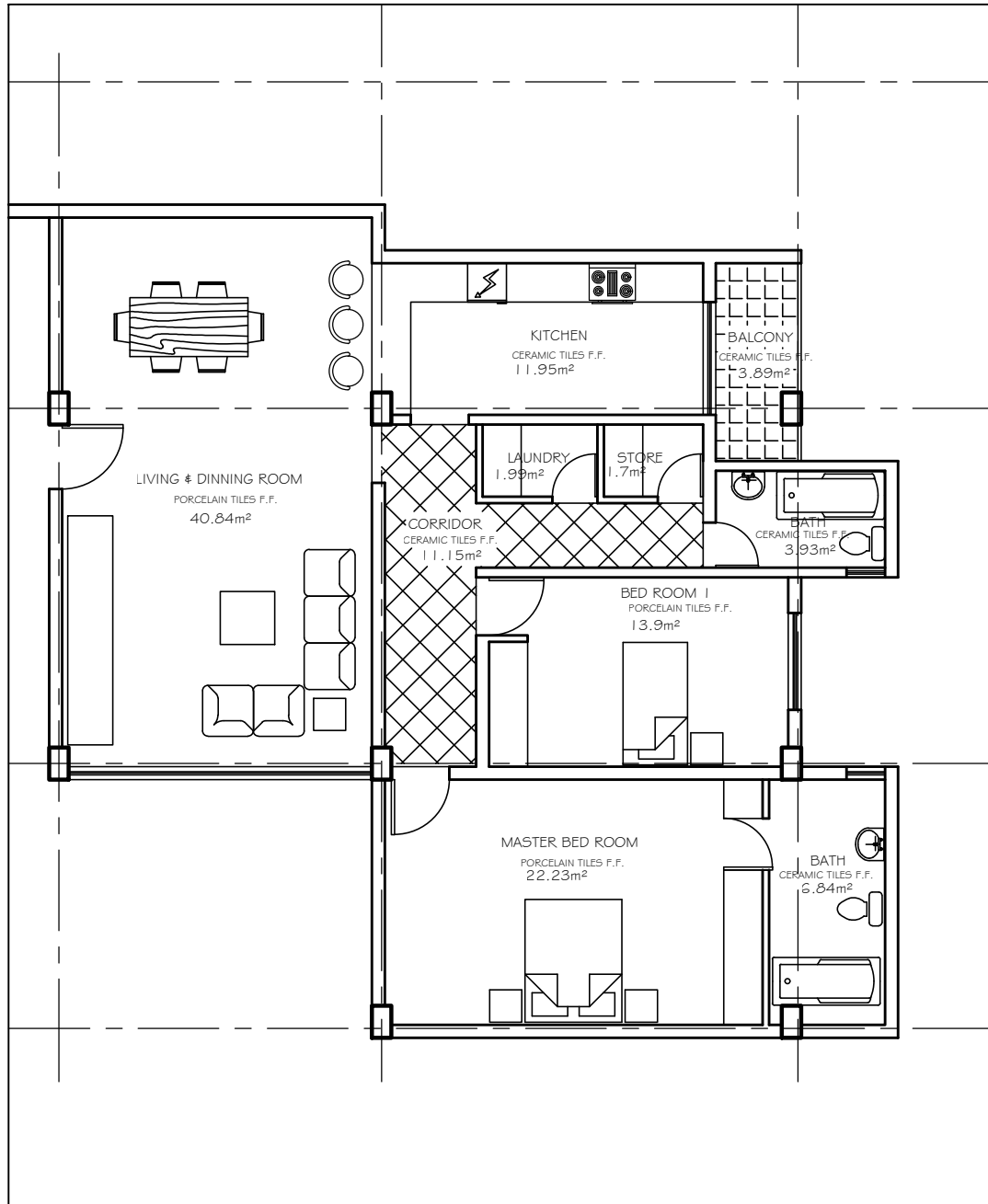


LOCATION PLAN



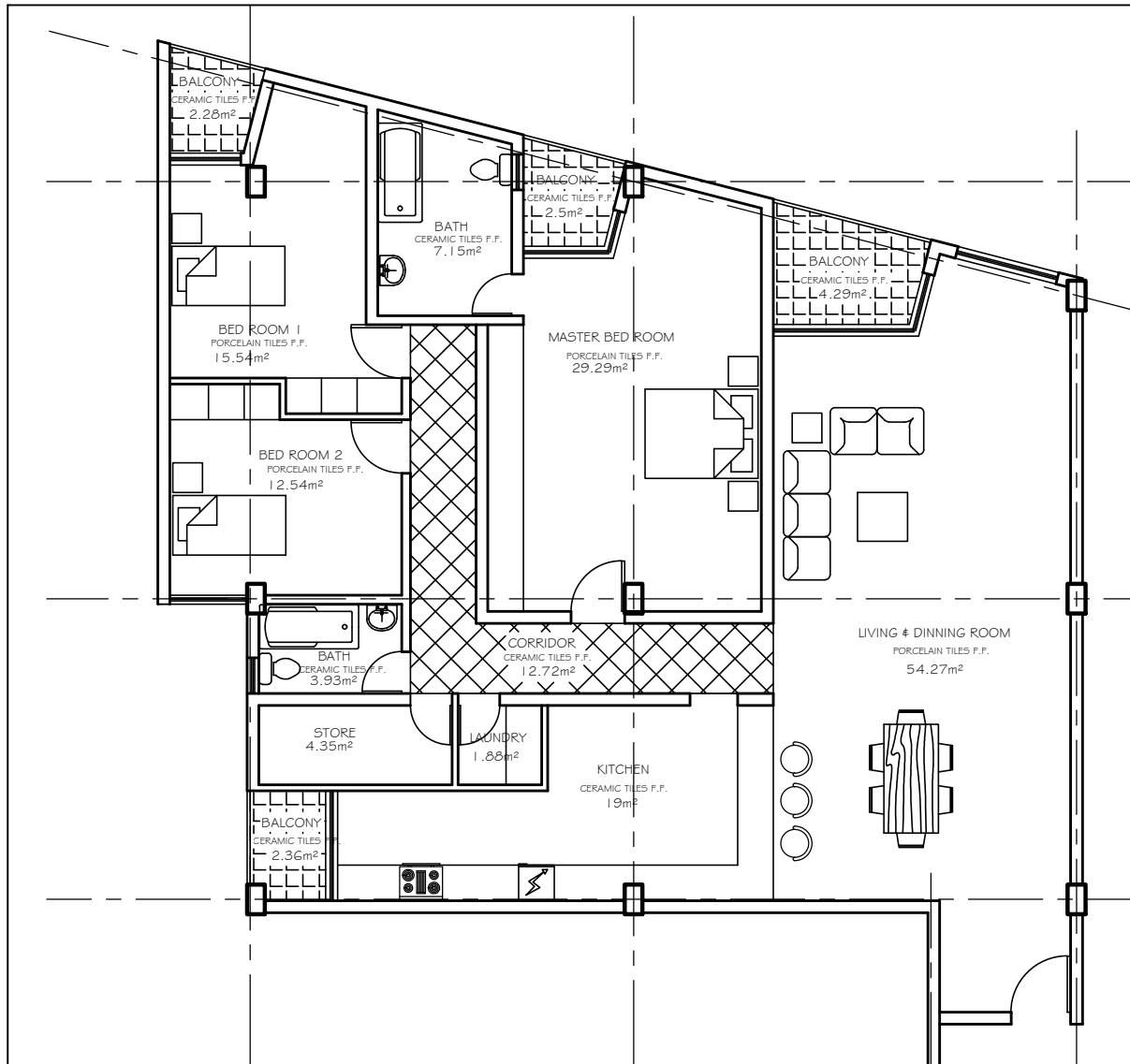
TWO BED ROOM TYPE 1 = 166m²

LIVING and DINNING	50m²
BALCONY	4.29m²
MASTER BED ROOM	25.47m²
M.BATH ROOM	7.15m²
BALCONY	2.84m²
BED ROOM 1	14.82m²
BALCONY	2.50m²
BATH ROOM	3.93m²
KITCHEN	18m²
BALCONY	3.15m²
LAUNDRY	1.77m²
CORRIDOR	10.63m²
WALL AREA	26m²



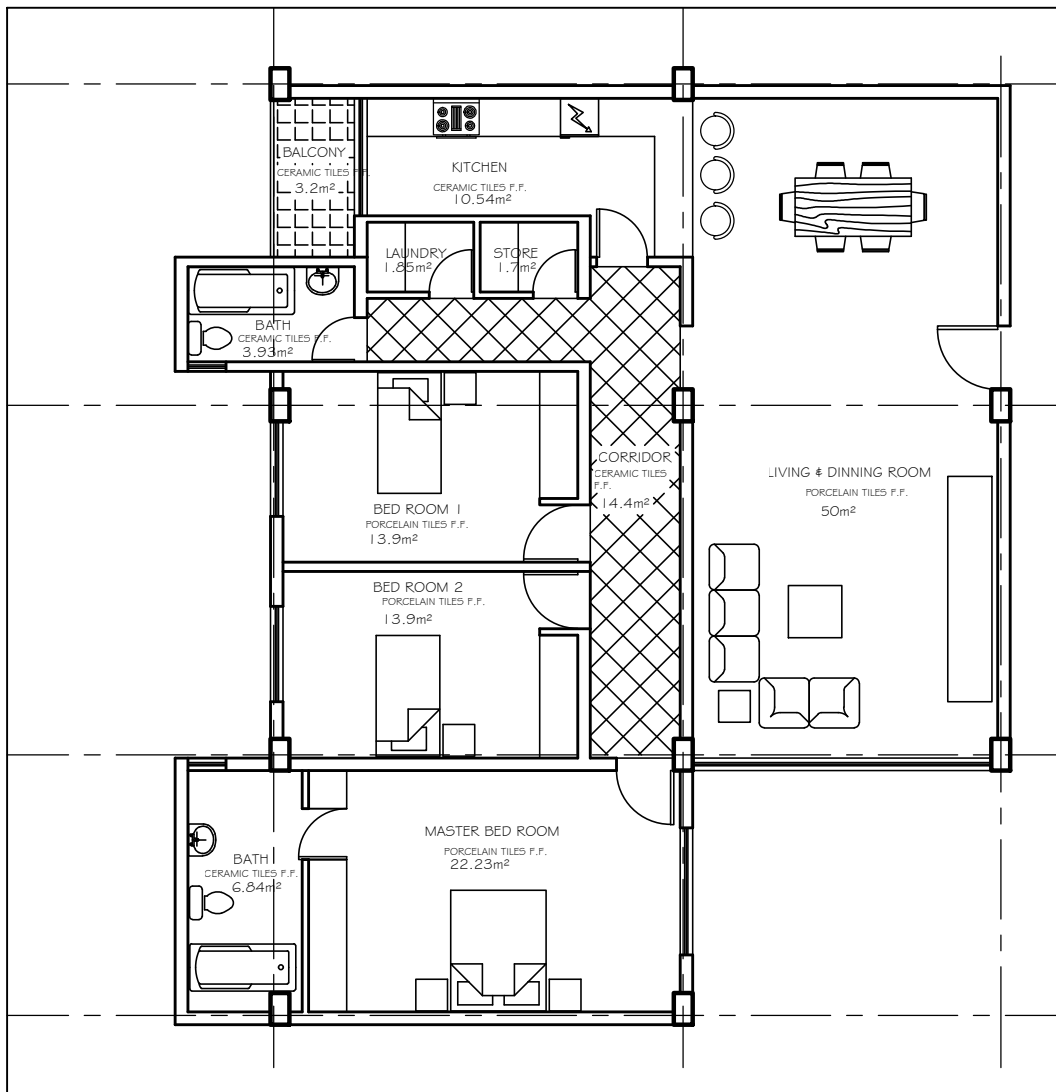
TWO BED ROOM TYPE 2 = 134m²

LIVING and DINNING	40.84m²
MASTER BED ROOM	22.23m²
M.BATH ROOM	6.84m²
BED ROOM 1	13.90m²
BATH ROOM	3.93m²
KITCHEN	11.95m²
BALCONY	3.89m²
STORE	1.70m²
LAUNDRY	1.99m²
CORRIDOR	11.15m²
WALL AREA	16m²



THREE BED ROOM TYPE 1 = 194m²

LIVING and DINNING	54.27m²
BALCONY	4.29m²
MASTER BED ROOM	29.29m²
M.BATH ROOM	7.15m²
BALCONY	2.5m²
BED ROOM 1	15.54m²
BALCONY	2.28m²
BED ROOM 2	12.54m²
BATH ROOM	3.93m²
KITCHEN	19m²
BALCONY	2.36m²
STORE	4.35m²
LAUNDRY	1.88m²
CORRIDOR	12.72m²
WALL AREA	22m²



THREE BED ROOM TYPE 2 = 161m²

LIVING and DINNING	50m²
MASTER BED ROOM	22.23m²
M.BATH ROOM	6.84m²
BED ROOM 1	13.90m²
BED ROOM 2	13.90m²
BATH ROOM	3.93m²
KITCHEN	10.54m²
BALCONY	3.20m²
STORE	1.70m²
LAUNDRY	1.85m²
CORRIDOR	14.40m²
WALL AREA	19m²