



## OFFER TO PURCHASE IMMOVABLE PROPERTY

<b>I / We:</b>			
<b>Or on behalf of and as authorized by the Company:</b>			
<b>DOB:</b>		<b>ID no.:</b>	
<b>Company Reg no. (if req.):</b>			
<b>Of Residential Address:</b>			
<b>Tel no.:</b>		<b>Email:</b>	

I/We hereby elect to make an irrevocable offer in USD to purchase the below property utilizing my/our free funds lawfully held and/or earned as appropriately defined in SI 85 of 2020 on the following terms and conditions:

### PROPERTY DETAILS

Stand/Unit No.	Stand/Property Size	Property Location & Description	Purchase Price	Deposit Payable

I/We undertake and irrevocably commit to make timeous payment of the required deposit amount being US\$\_\_\_\_\_ and equalling \_\_\_\_\_ % of the above purchase price which amount is payable by the \_\_\_\_\_

I/We further agree and undertake to fulfil the completion of the abovementioned deposit within a maximum of 3 months of signature of this offer with the first deposit payment being made on the \_\_\_\_\_ in the amount of US\$\_\_\_\_\_, the second payment being made on the \_\_\_\_\_ in the amount of US\$\_\_\_\_\_ and the final payment being made on the \_\_\_\_\_ in the amount of US\$\_\_\_\_\_

Once the above payments have been made, I/we agree and undertake to complete the payment of the total purchase price by making payments of US\$\_\_\_\_\_/month until final payment being made no later than the \_\_\_\_\_ or as per attached schedule of payments marked annexure A.

<b>Mode of Payment</b>	Cash / Nostro		
<b>Special Request</b>			
<b>Non-refundable Commitment Fee</b>	US\$1,000.00	Date of Payment:	
		Receipt no.	

- **I/We hereby agree that the above commitment fee is non-refundable and should I/we fail to make timeous payment of the deposit amounts indicated above, the commitment fee shall be forfeited and the above offer cancelled forthwith.**
- I/We hereby acknowledge and accept that upon payment of the deposit amount in full, I/we shall automatically be eligible to enter into an Agreement of Sale / Investment & Construction Agreement of this property and that the information contained in this document shall be used in the preparation of the Agreement which I/we agree to sign within 7 (seven) days of the Seller drawing up the Agreement. For clarity, upon payment of the deposit amount in full, it is agreed that the above non-refundable commitment fee shall form part of the deposit to be paid in terms of the abovementioned Agreement.
- I/We acknowledge and agree that should there be any future Government of Zimbabwe and/or Reserve Bank of Zimbabwe regulations regarding a change in the currency denominated in this agreement, I/we shall meet with West Property Company (Private) Limited and agree on a mutually suitable alternative agreement to replace this existing agreement. Should the meeting not take place or in the absence of reaching an agreement, I/we acknowledge and agree that this offer to purchase shall be deemed cancelled *in toto*. Upon cancellation, we accept that we shall be refunded all monies paid towards the deposit less the commitment fee and any other administrative costs that West Property Company (Private) Limited may charge us.
- I/We authorise West Property Company (Private) Limited to request for additional information as it deems fit in line with International best practice in relation to Know Your Customer, Anti- Money Laundering and Due Diligence to verify and make an assessment based on the information provided herein and use this information to determine the acceptability of this offer.

My offer remains open for acceptance until \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2022

Signed by the offeror/s this \_\_\_\_\_ day of \_\_\_\_\_ 2022

<b>Offeror/s Signature:</b>		<b>Witness:</b>	
<b>Sales Originator:</b>			
<b>Date &amp; Time Submitted:</b>			

<b>Approved by CMO:</b>		<b>Date:</b>		<b>Time:</b>	
<b>Approved by CFO:</b>		<b>Date:</b>		<b>Time:</b>	
<b>Approved by COO:</b>		<b>Date:</b>		<b>Time:</b>	