



1. Financial Preparation

The purchaser must ensure all financial arrangements are set before reserving. Provide your Attorney's details and, where applicable, your lending institution's name.

2. Selection of Lot & Home

The purchaser will meet with the agent for presentation of homes and lots. Renderings, specifications, and plans are conceptual and subject to change; specifications and plans are available at astorahomes.com.

3. Reservation Agreement

Upon signing the Reservation Agreement (in triplicate), the Purchaser must pay a non-refundable reservation fee of either US \$5,000 or BDS \$10,000. Purchaser must specify upfront whether payments will be made in USD or BDS — no other currencies will be accepted. Provide certified ID, proof of address, Attorney's details, and complete the KYC form with source of funds.

4. Agreements & Deposits

Purchaser has calendar days (to be specified) upon receipt of the Agreements from our lawyers to:

- Sign and return both the Land Sale Agreement and Building Contract (provided by our lawyers).

- Make the initial stage payment (deposit), less the reservation fee amount already paid.

5. Stage Payment Schedule

Stage	Payment Percentage	Notes
On Signing of Sale Agreement (Deposit)	5%	Reservation fee already paid is deducted
Upon Completion of Ground Slab	5%	
Roof Completion	5%	
Interior Completion	2.5%	
Exterior Completion	2.5%	
Practical Completion	5%	
Certificate of Compliance	5%	

6. Build Time & Construction Period

Estimated construction timeline is 16–18 months post land sale closing. Subject to change due to:

- Construction setbacks
- Supply chain or material shortages
- Weather or other unforeseen issues

Purchaser site visits are welcome by prior arrangement, following all safety protocols.

7. Boundary Marking & Site Protocol

At a scheduled time, our surveyor will invite the Purchaser to confirm boundary lines — photographic documentation is advisable.

8. Completion & Handover

At practical completion:

1. The Vendor will obtain and provide the Certificate of Compliance to the Purchaser.
2. The purchaser completes the final payment.
3. Handover meeting where the Purchaser receives keys and warranty documentation.

9. Warranties (Indicative – subject to change)

- Pest Control – 5 years
- Solar Water Heating – 4 years
- Roof – 1 year
- Windows – 6 months

10. Post-Handover Notes

- The purchaser should arrange home insurance immediately after handover.
- Landscaping is completed post water connection.
- Fencing is the Purchaser's responsibility.
- Until key handover, the Developer may use the home for showings if needed.

11. Defects Liability Period

Industry standard defects liability periods typically range between 6–12 months after practical completion, with 12 months being the norm for residential projects. Some developers extend

longer periods (up to 24 months) depending on the contract. Recommendation: 12 months defects liability period for Astora.

12. Additional Certifications & Disclaimer Updates

Our attorneys will provide an electrical certificate and a letter for BWA.

- Following the completion of the sale, the attorneys will provide an electrical certificate and letter for BWA. Both are required for purchasers to apply for connection of their utilities.
- Following the water connection, HCSRL is to be notified so that the plumbing lines can be flushed and checked for leaks/blockages.
- The property undergoes one construction clean following completion.
- This document is provided for informational purposes only and does not constitute an offer for sale and is subject to change without notice. All potential buyers are advised to conduct their own due diligence and consult with professionals, including their real estate agents, attorneys, and financial advisors, prior to making any purchase decisions.

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