

**TERMS AND CONDITIONS FOR OPENING-UP AND OPERATING A NGATA  
SAVING ACCOUNT (NSA) WITH OUR PARTNER BANK FOR THE HOME LOAN  
SCREENING PERIOD.**

**A. PARTICULARS FOR PROSPECTIVE HOME BUYER/LESSEE**

**1. HOME BUYER/LESSEE PARTICULARS:**

<b><u>Prospective Buyer's Personal Details</u></b>		
<b>Full Names:</b>	<b>Mobile Phone number</b>	<b>Emergency Contacts</b>
<b>Identification Card Type</b>	<b>Identification Card Number</b>	<b>Tax Identification Number (TIN)</b>
<b>Physical Address</b>	<b>Postal Address:</b>	<b>Email Address</b>
<b><u>Next of Kin Details</u></b>		
<b>Next of Kin Full Names:</b>	<b>Relationship:</b>	<b>Mobile Phone number:</b>
<b>Physical Address:</b>	<b>Identification Card Type:</b>	<b>Identification Card Number:</b>
<b><u>Premise Details</u></b>		
<b>Unit Number/ Project ID:</b>	<b>Physical Location of the unit:</b>	<b>Plot No.</b>
<b><u>Saving Duration (NOT more than 24 months) and Terms for operating the NGATA SAVING A/C</u></b>		
<b>Commencement and End Date</b>	<b>Payment per Month</b>	<b>Payment Intervals</b>
<b>Forfeit to withdraw savings from NGATA SAVING ACCOUNT. 10%, on withdraw within the 1<sup>st</sup> six months 20%, on withdraw after six months before 1 year 30%, on withdraw after 1 year of making the first saving</b>	<b>Initial deposit at least 27% of total value of the houses to be built and should be saved either monthly or in lump sum within 24 months from the 1<sup>st</sup> date of this agreement before the construction of house starts</b>	<b>A standing order of 30% of the total amount deposited into the NGATA SAVING ACCT shall be set for discouraging withdraw so as to support buyer achieve his target of accumulating the required amount to buy his house</b>
<b>Total Screening Amount</b>	<b>Monthly Screening Amount</b>	<b>Mode of Payment</b>

**2. LESSOR'S/ DEVELOPER'S PARTICULARS:**

<b><u>FOR OFFICIAL USE ONLY</u></b>		
<b>Facilitator name:</b>	<b>Physical Address:</b>	<b>Posta Address:</b>
<b>Official Email Address:</b>	<b>Phone Number:</b>	<b>Tax Identification Number (TIN):</b>
<b>Full names of the Contact Person:</b>	<b>Capacity/Title of the contact person</b>	<b>Phone No. of the contact person:</b>
<b>Contact person's Email Address:</b>	<b>Contacts Person's ID Type:</b>	<b>Contacts Person's ID number:</b>

**3. THE FACILITATOR'S PARTICULARS:**

<b><u>Facilitator's details</u></b>		
<b>Facilitator name:</b>	<b>Physical Address:</b>	<b>Posta Address:</b>
<b>NGATA HOMES AFRICA LTD</b>	<b>SKYCITY MALL 3<sup>rd</sup> FLOOR</b>	<b>4756 DAR ES SALAMA</b>
<b>Official Email Address:</b>	<b>Phone Number:</b>	<b>Tax Identification Number (TIN):</b>
<b><a href="mailto:ceo@ngata.co.tz">ceo@ngata.co.tz</a>/ <a href="mailto:info@ngata.co.tz">info@ngata.co.tz</a></b>	<b>0628-333-777/ 0759-333-777</b>	<b>154-772-170</b>

**4. STANDING ORDER DETAILS:**

<b><u>Details for remittance of the 30% Standing order transfer</u></b>		
<b>Bank Name:</b>	<b>Accounts Name:</b>	
<b>MWANGA HAKIKA BANK</b>	<b>NGATA HOMES AFRICA LTD-ESCROW A/C CLLECTION</b>	
<b>Accounts Number:</b>	<b>Branch:</b>	<b>SWIFT CODE:</b>
<b>005301000296</b>	<b>MAIN BRANCH</b>	<b>MWCBTZZ</b>

**B. TERMS & CONDITIONS FOR OPENING AND OPERATING A NGATA SAVING ACCOUNT (NSA) WITH MWANGA HAKIKA COMMERCIAL BANK**

**1.1 SCREENING AND SAVING PERIOD TERMS AND CONDITIONS**

As a prospective house buyer, you shall be required to have or save to accumulate/deposit or pay at least between 10% and 30% (.....) of the total cash selling of the property you want to purchase within 24 months for NGATA HOMES AFRICA to facilitate your house ownership journey. The payment of this 10%-30% (....) advance installment may be made in cash or accumulated by saving within 24 months by;

- Opening up a NGATA SAVING A/C with our core banking partner MWANGA HAKIKA BANK. This account is only for saving purpose towards the purchasing of a house/property under lease-to-own or off-plan property development arrangement form NGATA HOMES AFRICA and his property developing partners
- As a prospective house buyer, you are strongly discouraged to withdraw the money/savings from this account until you achieve your purpose of accumulating the required 10- 30% (.....) of total cash price of your to be house/property under OFF-PLAN property development or pay an advance to the developer under the CHAP CHAP home loan arrangement and if you withdraw any funds/money from this NGATA SAVING ACCOUNT there will be a penalty so as to keep you focused on the purpose of financing the building/ purchase of your house/property to be.

**1.2 STANDING ORDER ACTIVATION OF THE NGATA SAVING ACCOUNT SO AS TO DISCOURAGE WITHDRAWS**

- 1.1 You shall permit/activate a standing order service of the Bank to transfer 30% of all savings deposit during the screening period for lease-to-own schemes or off-plan property development arrangement from your NGATA SAVING ACCOUNT to **NGATA HOMES AFRICA LTD-ESCROW A/C CLLECTION 005301000296** as a mechanism of aiding you to stay focused to your goal of accumulating the required percentage and facilitating your home ownership journey with NGATA HOMES lease-to-own and off-plan property development schemes.

Note that this 30% of all savings deposit that is transferred to **NGATA HOMES AFRICA LTD-ESCROW A/C CLLECTION** from your NGATA SAVING A/C shall be refunded to you if you decide to terminate this agreement before 24 months as follows;

- You shall be refunded all 30% (.....) if you will withdraw the money within first one month of this T&C agreement after starting to save in your NGATA SAVING ACCOUNT.
- You shall be refunded only 20% of all 30% (.....) if you will withdraw the money within two months but before the end of 6<sup>th</sup> month after the signing of this T&C agreement.
- You shall be refunded only 15% of all 30% (.....) if you will withdraw the money after the 6<sup>th</sup> month but before the end of 12<sup>th</sup> month after the signing of this T&C agreement.
- You shall be refunded only 5% of 30% (.....) if you will withdraw the money after the 12<sup>th</sup> month but before the end of 18<sup>th</sup> month after the signing of this agreement.

- You shall be refunded 0% of all 30% (.....) if you will withdraw the money after the 18<sup>th</sup> month after the signing of this agreement.
- All penalty funds/money will be referred to and treated by NGATA HOMES as expenses incurred to facilitate your home ownership journey before you terminated the process.

**1.2 ON COMPLETION OF SAVING TO ACCUMULATING THE 10-30% (.....) SAVING**

1.2.1 You as a prospective home buyer agrees that on completion of accumulating the required 10-30% (.....), shall leave it into your NSA until have signed the development or Lease-to-own agreement then transfer it into an escrow account or NGATA HOME’S or developer(s) bank account in accordance to the Development or Lease-to-own agreement as part of the requirements to secure a home loan from the bank for the construction of your house/property.

1.2.2 For KWAKO NI KWAKO off-plan arrangement, You, on successfully completion of accumulating the required 30% (.....), will visit NGATA HOME’S offices;

i) If you don’t have/own the plot of land to be developed, be taken to or be shown the available plots of land to select your most preferred, agree and approve project documents/ drawings and finally sign an off-plan development contract with the developer and home loan facility agreement with the Bank.

ii) If you have/own the plot to be developed, agree and approve project documents/drawings and finally sign a development agreement with the developer and home loan facility agreement with the Bank on qualifying for the loan

After signing the development agreement with developer and qualifying for the home loan facility from the Bank and thereafter securing it, the developer will start building the property.

1.2.3 For CHAP-CHAP, You, on successfully completion of accumulating the required 30% (.....) down payment and qualify to secure a home loan from the Bank and making the fully payment to the developer/, your built unit/property will be handed-over to you for both off-plan and existing properties arrangements after

FOR THE HOME BUYER/ A/C OWNER AND NGATA HOMES AFRICA LTD/THE FACILIATOR	
<b>SEALED</b> with a thumb print and Signature of the said <b>Prospective Home buyer</b> and DELIVERED on this _____ day of _____, 20....	SEALED with the COMMON SEAL of NGATA HOMES AFRICA and DELIVERED on this _____ day of _____, 20.....
<b>Name:</b>	Name:
<b>Signature:</b>	Signature:
	Designation: