



Prittworld Properties & Mortgages Limited

- Feasibility study
- Home loan designing & construction (Nyumba Smart)
- Project Management
- Mortgage brokerage
- Construction financing
- Sales & marketing
- Property management

FINANCING ARRANGEMENT CONTRACT

Prittworld Properties & Mortgages Limited (hereinafter referred as “PPML”) is a limited liability company which is mandated by its charter to undertake the business of mortgage financing brokerage, project management, home construction financing, selling & marketing of properties as well as finance advisory services.

OUR SCOPE OF ENGAGEMENT

The scope of engagement for financing arrangement is dependent on the financing category. For the project financing, we undertake both finance arrangement and its related activities as well as project management or financial consultancy during the implementation phase. The following is the global scope of our engagement:

- a) Feasibility study & its documentation;
- b) Taking the lead role in the pre-implementation phase to ensure all the required technical approvals are required;
- c) Documentation of the risk analysis & its management approach during the pre-implementation phase;
- d) Cashflow modeling to determine on the project’s viability through IRR, NPV and ROI as financial variables;
- e) Funding proposal documentation;
- f) Fund negotiations with the preferred financing institution for the most flexible terms depending on the nature of project and the perceived risks;

TERMSHEET-CONSTRUCTION FINANCING PRODUCT

Prittworld's Construction financing product is aimed at those developers wishing to develop either rental or for sale housing developments.

The product has the following terms and conditions:

- Amount** : Amount ranging from Kshs.5 million upwards;
- Loan tenure** : Upto 15 years (180 months) depending on either for rental or for sale;
- Upto 5 years if for sale;
 - Upto 15 years if for rental;
- Prittworld's financing arrangement fee** : 1.5% of the loan amount;
- Turnaround time** : 30 days to approval & signing of the loan agreement upon presenting all the required documentation;
- Loan terms** : Appraisal fee: As per the bank's Letter of offer;
- Interest rates: 14% p.a on reducing balance (However, the interest rates are bound for downward movement depending on the adjustments on the money market performance;
- Qualifying developments** : The construction financing product is well suited for the following developments:
- Rental houses;
 - Gated community or apartments for sale;
 - Shopping malls;
 - Warehouses;
 - Schools;
- Required documentation (Technical documentation);** : Prittworld Properties & Mortgages Limited is an all-inclusive with professionals in technical, marketing and finance backgrounds.
- We assist in the provision of the following documents which are required in reviewing the viability of the project.
- Approved architectural drawings;
 - Approved structural drawings;
 - Bills of Quantities;
 - EIA report & NEMA License;
 - Change of user;

- KYC documents:** : This includes the following documents:
- (This are borrowers documents)**
- Bank statements (for the past 12 months);
 - PIN certificate for the directors and for the borrowing company (if the borrower is a company);
 - ID copies of the directors;
 - Tax compliance certificate for the borrower (if a company) and for the directors;
 - Coloured Passport photos of the directors;
 - Signed borrowers resolution;
 - Title deed (free from encumbrances);
- Our terms and conditions** : The following are our terms and conditions for engagement:
- Feasibility study & documentation-Kshs.150,000
 - Drawings & design for architectural & Structural-Kshs.250,000
 - Project Management & supervision- 10% of the project costs.
 - Sales & Marketing-2% of the selling price
- Scope of Engagement** : Prittworld Properties & Mortgages Limited being a one-stop shop carries all the required functions from the concept inception to the sales & marketing or the project handover.
- 1) Real Estate Investment Advisory: We advise on the best designs and pricing likely to attract demand and maximize returns with the least possible project costs;
 - 2) This makes the turnaround time to be shorter and also enhances on the customer service and service delivery;
 - 3) It is possible for us to account incase of any adverse outcomes deviant from the expected outcome;
- Why Prittworld Properties & Mortgages Limited** :
- Real estate investment advisory services;
 - Quality Workmanship;
 - Competent and experienced team of professionals;
 - Strict adherence to project timelines;
 - A one stop shop in real estate investment solutions;

We look forward for mutually beneficial business relationship.

Thank you in advance.

Yours faithfully,



Daniel K.Maina
Managing Director-Prittworld Properties & Mortgages Limited