

## **VENETIAN WEST INFORMATION** **GUIDE**



***Congratulations*** on taking the important step toward reserving your new home at Venetian West. As part of the Reservation Letter, you will be taking the exciting step of selecting the unit you wish to reserve and placing a \_\_\_\_\_%***reservation deposit***.

This information guide is not a part of your Reservation Letter, but it serves as a tool to provide you with additional information which you may use to further inform yourself about the great opportunity which you have taken an important step toward. Please note the below key points to mention regarding your reservation:

- ❖ The sales price of your home will be locked into the price at which you sign the Reservation Letter.
  
- ❖ The Venetian West website can be found at [www.venetianwest.com](http://www.venetianwest.com) and provides a good source of information on the development.
  
- ❖ Although the exact HOA dues will not be known until property management contracts are put in place, you should budget between \$150 - \$200 per month for your dues. These are of course approximations and the dues could be more or less depending upon capital reserve contributions and a number of other variable factors such as fluctuating labour costs and the like.



# Venetian West Reservation Letter

**Development:** Venetian West, Windsor Field Road, Nassau, New Providence  
(the “Proposed Project”)

**Building Number:** \_\_\_\_\_

**Unit Number:** \_\_\_\_\_

**Purchase Price:** \_\_\_\_\_

I/We, \_\_\_\_\_  
\_\_\_\_\_  
(the “Prospective Purchaser(s)”)

hereby reserve(s) the right to purchase the above unit(s) in the Proposed Project, in advance of any other prospective purchaser, subject to and conditional upon my/our signing an Agreement of Sale (the “Agreement”).

## Deposit

A reservation deposit of \$\_\_\_\_\_ (the “Reservation Deposit”) is delivered with this reservation letter, by way of cheque payable to **Mackay & Moxey** (the Vendor’s attorney).

## **THE UNDERSIGNED ACKNOWLEDGE(S) THAT:**

1. This is not an agreement to purchase or sell an interest in the Proposed Project, but only a reservation to purchase.



2. The Reservation Deposit will be credited as a deposit towards the Purchase Price if the Agreement is signed by all parties. The Reservation Deposit will be returned to the Prospective Purchaser(s), without deduction, if any of the undersigned are unable or unwilling to enter into an Agreement within forty-five (45) days from the date hereof. Should any of the undersigned wish to cancel this reservation within the above-mentioned thirty (30) days, notice should be provided in writing and the Reservation Deposit will be returned promptly to the Prospective Purchaser(s), without deduction, and the parties will have no claims against each other.

3. In consideration of the delivery of the Reservation Deposit and the execution of this Reservation Letter, Quantas Investment Group, agrees that it will not enter into another Reservation Agreement or an unconditional agreement to sell the Proposed Purchaser(s)' selected unit(s), if applicable, to or with any other party during the term of this Reservation Agreement.

4. This Reservation Agreement does not give the Prospective Purchaser(s) any right of interest in the selected unit(s). The Prospective Purchaser(s)' only right hereunder is the opportunity to enter into the Agreement for the selected unit(s), subject to the terms and conditions thereof.

5. The Prospective Purchaser(s) acknowledge(s) any floor plans, features, standards and/or general specifications provided to the Prospective Purchaser(s) may change, and that Quantas Investment Group shall have the sole right, in its absolute discretion, to modify the floor plans, features, standards and/or general specifications at any time prior to entering into the Agreement and, thereafter, in accordance with the terms of the Agreement.

6. All notices under this Reservation Agreement shall be in writing and shall be deemed given and received (a) when personally delivered; (b) transmitted by facsimile transmissions, provided sender obtains an electronic confirmation; (c) in each case addressed to the applicable party at the address indicated below for such party, or as to each party, at such other address as shall be designated by such party in a written notice to the other party:

**If to Quantas Investment Group:**

Attn: James Moxey Esq.

Mackay & Moxey

P. O Box N04839

Nassau, Bahamas.

Tel: 242.322-7474

Fax: 242.322-2079

E-Mail: [jlmoxy@coralwave.com](mailto:jlmoxy@coralwave.com) and [cseymour@brickellbahamas.com](mailto:cseymour@brickellbahamas.com)



**If to Prospective Purchaser(s):**

Name: \_\_\_\_\_

P.O. Box: \_\_\_\_\_

Country: \_\_\_\_\_

Fax (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

7. Neither this Reservation nor any of the Prospective Purchaser(s)' rights hereunder, including the Prospective Purchaser(s)' right to the return of a refund of the Reservation Deposit, shall be assigned, transferred, or encumbered by the Prospective Purchaser(s).

This Reservation Agreement does not create an interest in any land and shall not be registered on title.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**PURCHASER(s):**

\_\_\_\_\_

\_\_\_\_\_

**QANTAS INVESTMENT GROUP**

\_\_\_\_\_  
Name:

Title:

\_\_\_\_\_  
Name:

Title: