

Key Facts

Prices up to 30% below local market value

Insurance bond guaranteed rental of 8% net for 5 years

Eight weeks' personal use

Guaranteed buy back offering up to 200% profit on deposit

1-bed apartments from just \$125,000 (£87,000)

Finance up to 75% of completed value available subject to status

Finance agreed in principle before you commit to purchase

Initial deposit just 10%

Close to Trump \$2.1 billion development

Land plots with guaranteed 67% profit

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Newsletter



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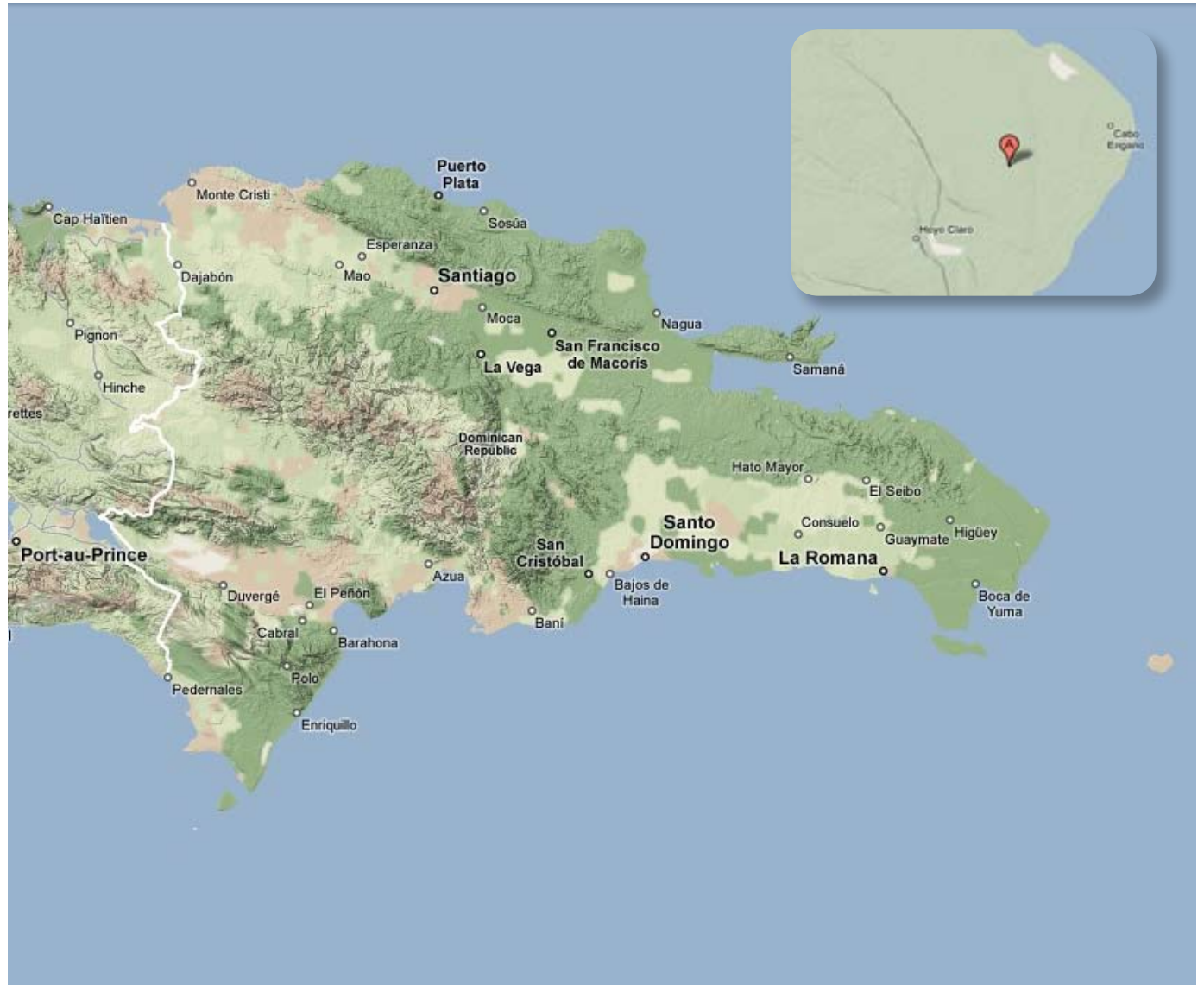


Website

Swaying Palms Residential Resort, Punta Cana, Dominican Republic

A nighttime photograph of a resort pool. The pool is illuminated with a blue-green light. In the background, there are several thatched huts with warm interior lighting. Palm trees are scattered throughout the scene, and a large palm tree trunk is in the foreground, partially submerged in the pool. The overall atmosphere is tropical and serene.

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Where In The World?

- The Dominican Republic is the largest island in the Caribbean, making up just over two-thirds of Hispaniola, which it shares with Haiti
- Originally discovered by Christopher Columbus in 1492, the combination of geographic location and historical trade-route links has led, as a result of the many international influences, to a startlingly rich culture among the 9.5 million inhabitants.
- The Dominican Republic is the second most visited island in the Caribbean, offering miles of white, sandy beaches, a multitude of land-, sea- and air-based sports and a colourful, vibrant nightlife - all of which contribute to its ever-increasing tourist trade.



Swaying Palms is a secure, gated development with 24-hour security in Punta Cana at the south-eastern tip of the Dominican Republic. There are a number of interesting options for short- and long-term investors.

- **Prices up to 30% below local market comparables – examples available**
- Prices from \$125,000 US (£87,000 at \$1.44 to £) for a 72m² one-bed apartment up to \$245,000 (£170,000) for a 210m² penthouse with roof terrace and jacuzzi
- **Guaranteed** buy-back option offering up to **200% return** on your deposit
- **Guaranteed rental of 8% net per year for 5 years** – itself guaranteed by insurance backed surety bond
- Only **10% initial deposit**
- Quality build to European standard with imported Italian kitchens and German bathrooms
- **Only 15 minutes from Punta Cana international airport**
- Free membership of Punta Cana tennis club, Jellyfish restaurant and access to private beach club
- Membership facility (green fees and club hire to be paid) to 5 of the area's top golf courses, including the Jack Nicklaus signature course at Cap Cana
- **Just 15 minutes from Donald Trump's Cap Cana resort, where he has invested \$2.1 billion**
- Completion expected October 2010
- **Mortgage up to 75% of completed value may be available on completion, meaning potential for no money down**
- **Mortgage “decision in principle” provided before contracts are signed**, giving ultimate peace of mind
- Full due diligence report compiled by Max Gold, London-based international property lawyers
- 20% annual capital growth for last 5 years is expected to continue
- Two Olympic-sized swimming pools on site as well as 14 others
- **A major Spanish developer has just bought an area of land alongside the Swaying Palms development to build luxury villas with a minimum \$1 million price tag**
- Land plots of 500m² available for \$45,000 with contracted buy back after 2 years at a 67% uplift



4. Swaying Palms Residential Resort



Located in Punta Cana, on the south-eastern tip of the beautiful Dominican Republic, Swaying Palms is just a stone's throw from the Melia Palma Real Villas hotel project and just 15 minutes from Punta Cana international airport.

Punta Cana's best features are the 40 miles of soft white sandy beaches, turquoise waters and tropical climate - all within a favourable investment climate that is supported by the government.

With more than 50 hotels containing 17,000 rooms, Punta Cana is one of the fastest-growing tourism destinations in the world. The area is renowned for attracting the well-off traveller, offering as it does the luxury and pure indulgence desired by those who want to escape the rat race and enjoy some of the Caribbean's purest beaches.

Altogether there are 416 residences: 1-bed, 2-bed. Phase two, on offer now, comprises just 60 x 1-bed apartments priced from \$125,000 (£87,000) to \$135,000 (£93,750) as well as 60 x 2-bed, 2-bath apartments, of which 48 are 119 m² priced from \$190,000 to \$212,000 (USD). The remaining 12 are 210 m² two-level penthouses at \$245,000. Call that £170,000 at £1 = \$1.44

All units have assigned off-road parking and the site design includes two Olympic-size swimming pools.

The community will have the atmosphere of a Mediterranean village with wide, open roads, beautifully-finished walkways and landscaped gardens, all illuminated by regular street lighting for comfort and security.

Swaying Palms has a wealth of top-class facilities on site. There are several recreational, sports and dining zones for the enjoyment and convenience of the residents and guests.

- 24-hour security in a gated community allows complete peace of mind
- Clubhouse with bar, administration and sales office
- On-site Bavaro-Punta Cana Tennis Club
- The Colony Restaurant - set alongside main pool with terrace
- 2 supervised children's areas
- Large 850m² communal swimming pool
- 16 swimming pools in total on-site
- Generous area of tropical gardens
- Regular Gazebo areas - ideal for family get-togethers and BBQs
- Mediterranean ambience and finish with all buildings surrounded by tropical landscaping
- On-Site Wifi facilities
- US Satellite/Cable TV facilities



When you become an owner in Swaying Palms, you not only have the on-site amenities at your disposal, you also immediately become a member of the Swaying Palms Owners' Club, providing you with the following extra services.

Beautiful Beach Access

With your membership card you can not only head down and take in the waves at the exclusive Jellyfish Private Beach and relax on the large soft sun beds, you can also get 15% discount on all food and drink in the Beach Restaurant.

You make your reservation at the Administration office for your FREE SHUTTLE to and from this destination.

Premier Golf

Your Swaying Palms Owner's card will grant you free entry into 5 different signature golf courses locally. With only a green fee

and equipment hire to pay, the golfers in your family will thrive on the challenge of some of the area's top courses, including one by Jack Nicklaus at the exclusive Trump Cap Cana. All your reservations can be handled at the Club House administration office.

Stylish Shopping

Whether you want to get your hands on the latest designer sunglasses, some holiday gifts for family and friends back home, or just take a stroll in the casual Caribbean ambience, Palma Real Shopping Village has it all. With various bars and restaurants on site and a nightclub in the evenings there is something for everyone. **What's more, show your Swaying Palms Owner's Card and in most stores and restaurants you will receive a 5-10% discount on the purchase price.**

Make your reservation at the Administration office for your FREE SHUTTLE to and from this destination.



Punta Cana is the most popular tourist area in the Dominican Republic, serving some 2 million visitors each year – a number which is increasing rapidly (more than 4% a year compound at last estimate). The locality is home to several high quality developments, including Trump's \$2.1 billion Cap Cana resort.

With more than 17 kilometres of beautiful white sandy beaches and crystal-clear lukewarm water, Punta Cana is home to the largest reef in the Caribbean – almost 50 kilometres long – providing unrivalled snorkelling and SCUBA diving opportunities. The climate is perfect all year round, allowing for a twelve-month tourist season.

The eastern part of the island is renowned for attracting the well-off traveller, offering as it does the luxury and pure indulgence desired by those who want to escape the rat race and enjoy some of the Caribbean's purest beaches.



A stable, elected government with long-term commitment, solid incentives to promote foreign direct investment, and the availability of full freehold title for foreigners all support a sustainable long-term growth in tourism. The Dominican Republic is a fast-emerging market in many ways and offers considerable opportunities within a safe investment climate.

Opportunities for investment

The Dominican Republic offers a wealth of opportunities for business and investment. The creation of this resort is being encouraged by a government with pro-business policies that are attracting top companies and investors from around the world. The Dominican Republic is fast becoming the most progressive economy within the Caribbean region, largely because it has two clearly different profiles. On the one hand the external economy, whose main growth has come from tourism and industrial free-zones, and on the other hand the domestic economy, whose main growth has resulted from communications, electricity, construction, commerce and transport.

Modernisation

Both economic profiles are supported by a continuing process of modernisation, reinforced by aggressive efforts to promote trade liberalisation and economic integration. This should produce a growing and sustainable property market, attracting interest from around the world.



Where Trump goes, money follows

Close to Swaying Palms is the site for Donald Trump's new Cap Cana development, a \$2.1 billion project which underlines his commitment to, and confidence in, the Dominican Republic. Other investors in the country include Bill Clinton, Brad Pitt and Jack Nicklaus: the last-named lending his name and expertise to a brand new signature golf resort. There are already 15 designer golf courses on the island, with a further 8 planned for completion over the next few years.

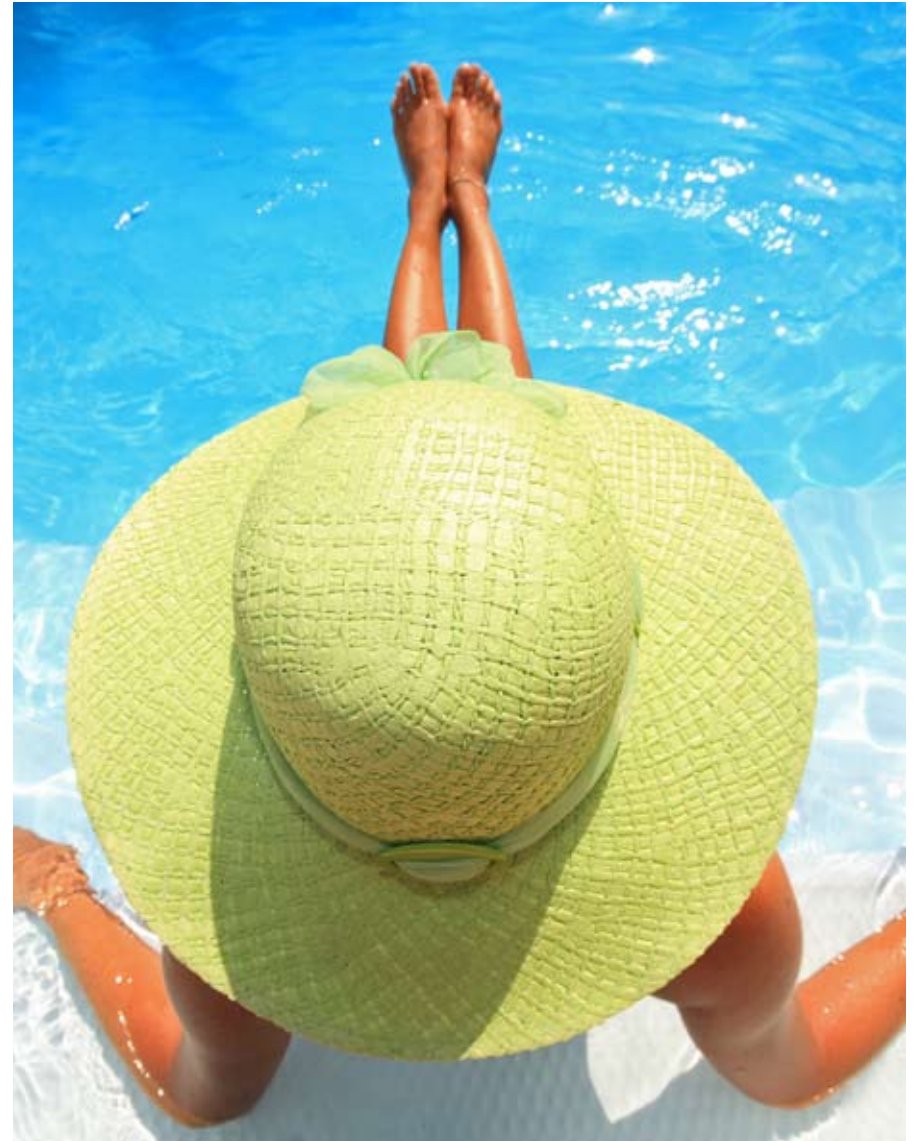
Already growing fast ... and continuing

Property prices in Punta Cana have been growing at a rate of 20% a year for the last 5 years and are projected to continue to grow at a similar rate for the next 5 years at least. In international terms, property on the island is still very cheap.

Climate and language

With a year-round friendly climate, where average temperatures vary between 23°C and 30°C, it is not surprising that the tourist season and, importantly, the rental season lasts for 12 months.

The official language is Spanish but, given its proximity to the USA and its popularity with American holidaymakers, most residents speak English as well. The whole atmosphere is relaxed and welcoming.



There are a number of deals available to the investor in Swaying Palms. In all cases, the purchase prices are up to 30% less than local market prices – see “Price Comparison” section. Each deal has its own particular merits but the one you choose will depend on your investment priorities.

Buy apartment off-plan to let

Phase 2 apartments with 1 bedroom and 72m² are priced from \$125,000 to \$135,000. At \$1.44 to £ the range is £87,000 to £93,750.

| | |
|--|-----|
| Reservation deposit: | 10% |
| Contract deposit: (After 4 months) | 15% |
| Balance payable with up to 75% LTV mortgage (subject to status) on completion (approx. October 2010) | |



- You receive a mortgage “decision in principle” **before exchanging contracts**, giving you the confidence that you will be able to close the deal on completion without having to invest any more of your own funds.
- **Rental Guarantee for 5 years at 8% NET** – fully guaranteed by a surety bond with a large US insurer. This allows you 8 weeks a year personal use. On-site rental management and re-sale facility
- **Developer buy-back guarantee gives you security**



Buy apartment off-plan to sell for a guaranteed profit

Prices, specifications, deposit plans and guarantees are the same as buying to let but, instead of holding onto the apartment, you sell it after completion.

Developer **guaranteed** buy back prices

- Completion approximately October 2010
- Buy back price 24 months later of 30% above your purchase price
- Buy back price 36 months later of 40% above your purchase price
- Buy back price 48 months later of 50% above your purchase price

Based on your 25% total deposit today, your returns will thus be 120% in 3.5 years, 160% in 4.5 years or 200% in 5.5 years.

Calculated on a “cash on cash” basis, the first deal (24 months after completion) offers you a return on your deposit equivalent to 34% a year, the 36 months’ deal is 35% a year and the 48 months’ deal gives 36% a year. In each instance, the rental guarantee will pay you more than enough to cover the interest between completion and your chosen sale date.





Buy a plot of land to re-sell in 2 years' time

To take advantage of this offer you can ignore the entire contents of this brochure. It's all irrelevant because:

- You buy a 500m² plot of land on this development for \$45,000 (say £28,125 based on a fixed exchange rate \$1.6 = £1)
- Planning permission is already in place for a footprint of 200m², which means that you can build a two-storey detached house of 400m² on your plot. Two floors, each one 50 feet by 40 feet – that's big!
- If you choose to build, the developer will charge you \$850 per square metre which gives you a fully-built house (including the land) for \$385,000 which should be worth in excess of \$600,000 on completion.

- Or simply buy the land, keep it for 2 years, then sell it back to the developer for a contractual 67% uplift. You buy for \$45,000 and sell back two years later for \$75,150. **The buy back price and timing is agreed and forms part of your purchase contract for the land.**
- It gets better – you can pay the \$45,000 in 5 equal instalments (20% now then 20% every quarter in arrears for a year) – **interest free!**

Buy a plot of land and build a large house on it

As described above, but you get the developer (or anyone else you might choose) to build the house for you rather than selling the land back to the developer. That's \$385,000 for a house worth more than \$600,000 !

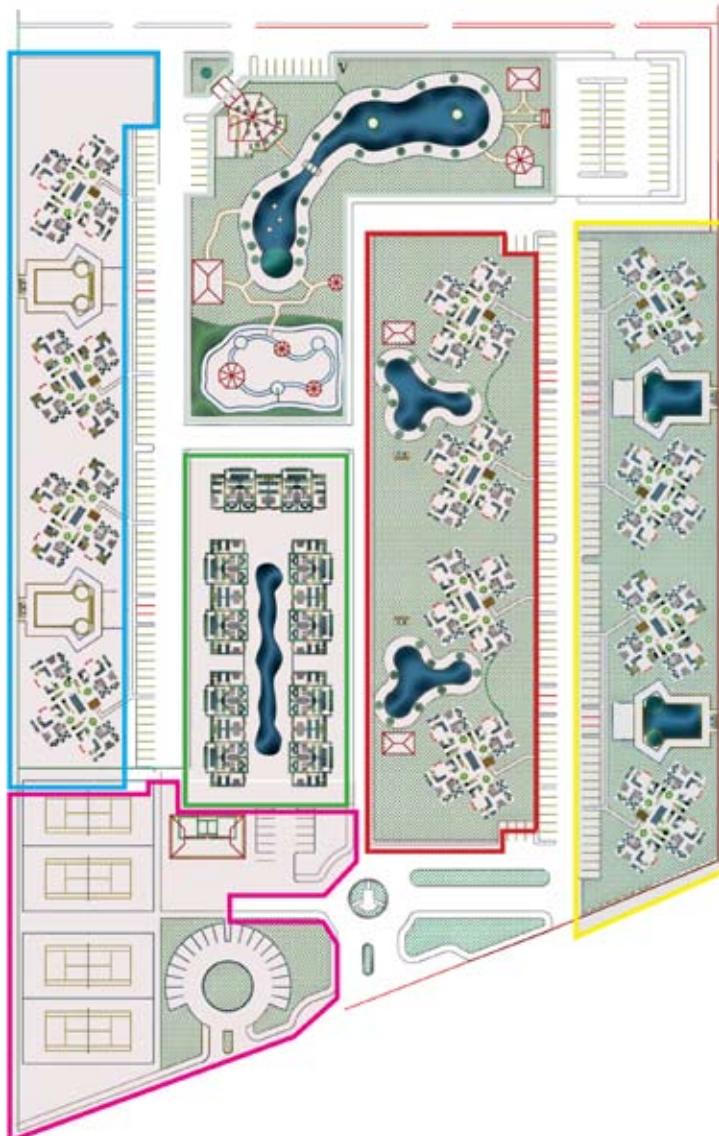
The developer offers a 5-year rental guarantee at **8%** of your purchase price, **net of all costs** (except your mortgage). With current mortgages available at rates around 5.5%, this gives you excellent security. This guarantee is itself guaranteed by a surety bond arranged with a large US insurance company.

At this level of rent, you are allowed 8 weeks' personal use of your apartment each year. If you wish to put some or all of your personal weeks into a pool, the developer will manage rentals for you, which could well give you a higher return than the guarantee – but it wouldn't be guaranteed.



A full due diligence report, conducted by Max Gold, London-based international property lawyers, is available on request.





Legend

- Phase 1: SOLD OUT
- Phase 2: 2 bedroom apartments
- Phase 2: 1 bedroom apartments
- Leisure Area
- Phase 3
- Punta Cana Tennis Club



Standard 2-bed apartment with main bathroom and en suite shower room

Penthouse with main bathroom and en suite shower room

Phase 2: 1 Bedroom - Apartment Floorplan

One Bed Apartments

Block 1

| Apartment Number | Size (m ²) | Facing | List Price (US\$) | Terrace Size (m ²) |
|------------------|------------------------|--------|-------------------|--------------------------------|
| Grd. Floor 1 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 2 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 3 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 4 | 72 | pool | 125,000 | 8.8 |
| | | | | |
| 2nd Floor 1 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 2 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 3 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 4 | 72 | pool | 130,000 | 8.8 |
| | | | | |
| 3rd Floor 1 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 2 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 3 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 4 | 72 | pool | 135,000 | 8.8 |

Block 2

| Apartment Number | Size (m ²) | Facing | List Price (US\$) | Terrace Size (m ²) |
|------------------|------------------------|--------|-------------------|--------------------------------|
| Grd. Floor 1 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 2 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 3 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 4 | 72 | pool | 125,000 | 8.8 |
| | | | | |
| 2nd Floor 1 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 2 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 3 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 4 | 72 | pool | 130,000 | 8.8 |
| | | | | |
| 3rd Floor 1 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 2 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 3 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 4 | 72 | pool | 135,000 | 8.8 |

One Bed Apartments

Block 3

| Apartment Number | Size (m ²) | Facing | List Price (US\$) | Terrace Size (m ²) |
|------------------|------------------------|--------|-------------------|--------------------------------|
| Grd. Floor 1 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 2 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 3 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 4 | 72 | pool | 125,000 | 8.8 |
| | | | | |
| 2nd Floor 1 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 2 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 3 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 4 | 72 | pool | 130,000 | 8.8 |
| | | | | |
| 3rd Floor 1 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 2 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 3 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 4 | 72 | pool | 135,000 | 8.8 |

Block 4

| Apartment Number | Size (m ²) | Facing | List Price (US\$) | Terrace Size (m ²) |
|------------------|------------------------|--------|-------------------|--------------------------------|
| Grd. Floor 1 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 2 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 3 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 4 | 72 | pool | 125,000 | 8.8 |
| | | | | |
| 2nd Floor 1 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 2 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 3 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 4 | 72 | pool | 130,000 | 8.8 |
| | | | | |
| 3rd Floor 1 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 2 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 3 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 4 | 72 | pool | 135,000 | 8.8 |

One Bed Apartments

Block 5

| Apartment Number | Size (m ²) | Facing | List Price (US\$) | Terrace Size (m ²) |
|------------------|------------------------|--------|-------------------|--------------------------------|
| Grd. Floor 1 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 2 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 3 | 72 | pool | 125,000 | 8.8 |
| Grd. Floor 4 | 72 | pool | 125,000 | 8.8 |
| | | | | |
| 2nd Floor 1 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 2 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 3 | 72 | pool | 130,000 | 8.8 |
| 2nd Floor 4 | 72 | pool | 130,000 | 8.8 |
| | | | | |
| 3rd Floor 1 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 2 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 3 | 72 | pool | 135,000 | 8.8 |
| 3rd Floor 4 | 72 | pool | 135,000 | 8.8 |



Two-bed, two-bath apartments - Building E

| Apartment Number | Size (m ²) | Facing | List Price (US\$) | Terrace Size (m ²) |
|------------------|------------------------|---------|-------------------|--------------------------------|
| Lev. 1 / Apt 1 | 119 | Pool | 190,000 | 12 |
| Lev. 1 / Apt 2 | 119 | Pool | 190,000 | 12 |
| Lev. 1 / Apt 3 | 119 | Gardens | 190,000 | 12 |
| Lev. 1 / Apt 4 | 119 | Gardens | 190,000 | 12 |
| | | | | |
| Lev. 2 / Apt 1 | 119 | Pool | 200,000 | 12 |
| Lev. 2 / Apt 2 | 119 | Pool | 200,000 | 12 |
| Lev. 2 / Apt 3 | 119 | Gardens | 200,000 | 12 |
| Lev. 2 / Apt 4 | 119 | Gardens | 200,000 | 12 |
| | | | | |
| Lev. 3 / Apt 1 | 119 | Pool | 212,000 | 12 |
| Lev. 3 / Apt 2 | 119 | Pool | 212,000 | 12 |
| Lev. 3 / Apt 3 | 119 | Gardens | 212,000 | 12 |
| Lev. 3 / Apt 4 | 119 | Gardens | 212,000 | 12 |
| | | | | |
| Penthouse 1 | 210 | Pool | 245,000 | 117 |
| Penthouse 2 | 210 | Pool | 245,000 | 117 |
| Penthouse 3 | 210 | Gardens | 245,000 | 117 |
| Penthouse 4 | 210 | Gardens | 245,000 | 117 |

Two-bed, two-bath apartments - Building F

| Apartment Number | Size (m ²) | Facing | List Price (US\$) | Terrace Size (m ²) |
|------------------|------------------------|---------|-------------------|--------------------------------|
| Lev. 1 / Apt 1 | 119 | Pool | 190,000 | 12 |
| Lev. 1 / Apt 2 | 119 | Pool | 190,000 | 12 |
| Lev. 1 / Apt 3 | 119 | Gardens | 190,000 | 12 |
| Lev. 1 / Apt 4 | 119 | Gardens | 190,000 | 12 |
| | | | | |
| Lev. 2 / Apt 1 | 119 | Pool | 200,000 | 12 |
| Lev. 2 / Apt 2 | 119 | Pool | 200,000 | 12 |
| Lev. 2 / Apt 3 | 119 | Gardens | 200,000 | 12 |
| Lev. 2 / Apt 4 | 119 | Gardens | 200,000 | 12 |
| | | | | |
| Lev. 3 / Apt 1 | 119 | Pool | 212,000 | 12 |
| Lev. 3 / Apt 2 | 119 | Pool | 212,000 | 12 |
| Lev. 3 / Apt 3 | 119 | Gardens | 212,000 | 12 |
| Lev. 3 / Apt 4 | 119 | Gardens | 212,000 | 12 |
| | | | | |
| Penthouse 1 | 210 | Pool | 245,000 | 117 |
| Penthouse 2 | 210 | Pool | 245,000 | 117 |
| Penthouse 3 | 210 | Gardens | 245,000 | 117 |
| Penthouse 4 | 210 | Gardens | 245,000 | 117 |

Two-bed, two-bath apartments - Building G

| Apartment Number | Size (m²) | Facing | List Price (US\$) | Terrace Size (m²) |
|-------------------------|-----------------------------|---------------|--------------------------|-------------------------------------|
| Lev. 1 / Apt 1 | 119 | Pool | 190,000 | 12 |
| Lev. 1 / Apt 2 | 119 | Pool | 190,000 | 12 |
| Lev. 1 / Apt 3 | 119 | Gardens | 190,000 | 12 |
| Lev. 1 / Apt 4 | 119 | Gardens | 190,000 | 12 |
| | | | | |
| Lev. 2 / Apt 1 | 119 | Pool | 200,000 | 12 |
| Lev. 2 / Apt 2 | 119 | Pool | 200,000 | 12 |
| Lev. 2 / Apt 3 | 119 | Gardens | 200,000 | 12 |
| Lev. 2 / Apt 4 | 119 | Gardens | 200,000 | 12 |
| | | | | |
| Lev. 3 / Apt 1 | 119 | Pool | 212,000 | 12 |
| Lev. 3 / Apt 2 | 119 | Pool | 212,000 | 12 |
| Lev. 3 / Apt 3 | 119 | Gardens | 212,000 | 12 |
| Lev. 3 / Apt 4 | 119 | Gardens | 212,000 | 12 |
| | | | | |
| Penthouse 1 | 210 | Pool | 245,000 | 117 |
| Penthouse 2 | 210 | Pool | 245,000 | 117 |
| Penthouse 3 | 210 | Gardens | 245,000 | 117 |
| Penthouse 4 | 210 | Gardens | 245,000 | 117 |

Two-bed, two-bath apartments - Building H

| Apartment Number | Size (m ²) | Facing | List Price (US\$) | Terrace Size (m ²) |
|------------------|------------------------|---------|-------------------|--------------------------------|
| Lev. 1 / Apt 1 | 119 | Pool | 190,000 | 12 |
| Lev. 1 / Apt 2 | 119 | Pool | 190,000 | 12 |
| Lev. 1 / Apt 3 | 119 | Gardens | 190,000 | 12 |
| Lev. 1 / Apt 4 | 119 | Gardens | 190,000 | 12 |
| | | | | |
| Lev. 2 / Apt 1 | 119 | Pool | 200,000 | 12 |
| Lev. 2 / Apt 2 | 119 | Pool | 200,000 | 12 |
| Lev. 2 / Apt 3 | 119 | Gardens | 200,000 | 12 |
| Lev. 2 / Apt 4 | 119 | Gardens | 200,000 | 12 |
| | | | | |
| Lev. 3 / Apt 1 | 119 | Pool | 212,000 | 12 |
| Lev. 3 / Apt 2 | 119 | Pool | 212,000 | 12 |
| Lev. 3 / Apt 3 | 119 | Gardens | 212,000 | 12 |
| Lev. 3 / Apt 4 | 119 | Gardens | 212,000 | 12 |
| | | | | |
| Penthouse 1 | 210 | Pool | 245,000 | 117 |
| Penthouse 2 | 210 | Pool | 245,000 | 117 |
| Penthouse 3 | 210 | Gardens | 245,000 | 117 |
| Penthouse 4 | 210 | Gardens | 245,000 | 117 |

1. Reserving a Property

Call our office so we can provide you with a clear explanation of the opportunity and answer any questions you may have. When you are happy to proceed then select the property you require and make a provisional reservation. A property **Reservation Form** will need to be completed and promptly returned to our office along with the Reservation Fee outlined below. It is advisable to return the Reservation Form and Fee within 24 hours of verbal reservation.

The Reservation Fee applicable to this development is £1,500 and is payable on reservation.

If you don't receive a mortgage offer in principle, this fee is refundable.

2. Exchanging Contracts

Signing of the contracts is usually 30 days after initial reservation.

The deposit payable upon signing the contract is 10% of the property price, less the £1,500 already paid. A further 15% is payable 4 months later, then nothing else till completion.

Please speak with a Viceroy Invest representative who will assist you with the deposit transfer. Please refer to the Payment Plan for further deposit information.

The reservation fee and deposit should be transferred to the solicitor's account:

The Max Gold Partnership - Client Account

Sort Code: 12-16-30

For payment to Swaying Palms Residential Resort

Account Number: 06015095

**Address: Bank of Scotland
Aldgate House
Market Place
Hull
HU1 1RA**

Please make sure you quote the reference (VI plus your apartment number) and your name on your transfer.

Please Note: If a reservation is cancelled prior to exchange, but more than 21 days after reservation, then Viceroy Invest reserves the right to charge a cancellation fee of £500.00 to cover any administration costs.

Swaying Palms Resort, Dominican Republic

- PLEASE COMPLETE IN BLOCK CAPITALS.
- IF PURCHASING IN JOINT NAMES, PLEASE INCLUDE DETAILS OF BOTH PURCHASERS.

APARTMENT NUMBER (S): _____

APARTMENT PRICE (S) £: _____

| PURCHASER DETAILS | JOINT PURCHASER DETAILS |
|-------------------|-------------------------|
| TITLE: | TITLE: |
| FIRST NAME: | FIRST NAME: |
| SURNAME: | SURNAME: |
| ADDRESS: | ADDRESS: |
| TOWN: | TOWN: |
| COUNTY: | COUNTY: |
| POSTCODE: | POSTCODE: |
| HOME: | HOME: |
| MOBILE: | MOBILE: |
| WORK: | WORK: |
| FAX: | FAX: |
| EMAIL: | EMAIL: |
| D.O.B: | D.O.B: |

ACCEPTANCE OF TERMS AND CONDITIONS

It is understood that the cost to reserve a property is £1,500 which is deductible from the first instalment. The reservation fee is refundable if you are refused a mortgage.

I/we fully understand that Viceroy Invest Limited is not a mortgage broker, financial adviser or a legal or tax adviser and is in no way responsible for my financial circumstances. **I enclose a colour copy of my passport photograph page as proof of ID.**

I/we agree that if a reservation is cancelled then Viceroy Invest Limited reserves the right to charge a cancellation fee of £500.00 + VAT to cover any administration costs.

I/we have read and agree to the terms and conditions expressly set out in the Viceroy Invest Limited website and the disclaimer attached to the downloadable e-brochure. I/we wish to proceed with the purchase(s) of an apartment or land plot in the Swaying Palms Residential Resort development, Punta Cana in the Dominican Republic.

Signature: _____ Date: _____

Signature: _____ Date: _____

Please return this reservation form to Viceroy Invest Limited, West Midlands House, Gipsy Lane, Willenhall, West Midlands, WV13 2HA, United Kingdom.

Viceroy Invest Ltd, their representatives and any joint agents give notice that: -

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