

**VILLAS AT PINNEY'S BEACH-RESERVATION AGREEMENT**

**平尼海滩别墅-订购协议**

**VILLA #2008, PINNEYS BEACH  
FOUR SEASONS RESORT ESTATES NEVIS  
NEVIS, WEST INDIES  
平尼海滩 2008 号别墅  
尼维斯四季度假村地产  
西印度群岛, 尼维斯**

**APPLICANT DETAILS**

申请人详细信息

Purchaser's Name 购房者姓名: \_\_\_\_\_

Current Address Line 1 目前地址第 1 行: \_\_\_\_\_

Current Address Line 2 目前地址第 2 行: \_\_\_\_\_

City/State 城市/州: \_\_\_\_\_

County/Postal Code or Zip: 县/邮政编码或邮编: \_\_\_\_\_

Appointed Contact Person 指定联络人: \_\_\_\_\_

Appointed Phone Number 指定联络电话: \_\_\_\_\_

Appointed Contact Email 指定联络电子邮箱: \_\_\_\_\_

**OWNERSHIP DETAILS 所有权细信息**

Contracted Owner/Vendor: Pinneys Beach Eight Ltd

立约业主/卖方: 第八平尼海滩有限公司

Applicant's Ownership Level: 1/10<sup>th</sup> (One-tenth)

申请人所有权程度: 1/10 (十分之一)

Property Location: Four Seasons Resort Nevis

The Island of Nevis

West Indies

房产位置: 西印度群岛 尼维斯 尼维斯四季度假村

Property Subdivision: Parcel 4: Villas at Pinney's Beach,

Four Seasons Resort Estates Ltd.

房产细分: 地块 4: 平尼海滩别墅 四季度假村地产有限公司

Villa Number 别墅号码: 2008

Number of Bedrooms in Villa 别墅卧室间数: 3

Estimated Villa Size: 3,275 sqft covered area + 945 sqft pool/ patio

预计别墅大小: 3275 平方英尺占地面积+945 平方英尺游泳池/  
露台

Purchase Price 购买价格: \$468,180.00 (US DOLLARS) (美元)

Additional Escrow Fees 额外托管费: \$4,020 (US DOLLARS) (美  
元)

Notes: Pre-construction villa, delivered fully furnished.

注: 前期建设别墅, 交房时家电齐全

## TERMS & CONDITIONS

### 条款和条件

1. A Reservation Deposit of **US\$10,000** is to be paid to the appointed bank account. **Please make sure that you include your full name as reference.** Once the payment is received, confirmation will be made that the Applicant has space reserved to become Part-owner of the Villa and that their space will not be given to another applicant. The Vendor may give the space to another applicant after 120 days if a citizenship application has not been submitted to the Government of Saint Kitts and Nevis **OR** if agreed in writing by both parties **OR** the purchase was declined citizenship (which ever comes first). This deposit is non-refundable, but will be fully credited towards the total purchase price for the Applicant.

1. 购房定金 **1 万美金**需汇入指定银行账户。**请确保你在备注栏里填写了你的全名。**一旦收到付款，即可确认申请人已有预留房间并成为别墅的共有人，并且他们的房间不得转给其他申请人。如果 120 天后公民身份申请仍然未递交至圣基茨和尼维斯政府，**或者**经双方书面同意，**或者**该购买行为导致公民身份被拒绝（以先发生事件为准），卖方可以将该房间转给其他申请人。该定金不可退还，但是会全部计入申请人的总购房价格内。

2. Payment of the remaining amount and escrow fee is due on or before the issuance of the “Approval in Principal” letter issued by the Government of Saint Kitts and Nevis in relation to the Applicant’s citizenship by investment application. The escrow fees of **\$4,020.00** and the remaining **US \$458,180.00** for the Applicant’s shares of the property purchase is to be paid in full to the local Grant Thornton (GT) Escrow account; **\$ 462,200.00** total. It is agreed that GT will pay the due amounts as follows and in accordance with the escrow agreement:

- a. 35% of the property investment on approval in principal of citizenship
- b. 25% of the property investment on completion of the property’s foundation
- c. 20% of the property investment on completion of the property’s core and shell
- d. 10% of the property investment on installation of kitchen cabinetry and bath vanities
- e. 10% of the property investment on full completion of the property

2. 购房余款和托管费的支付日期将于圣基茨和尼维斯政府出具与申请人投资入籍公民身份申请有关的“原则性批准函”当日或之前到期。托管费 **4,020 美金**和申请人购房的股份余款 **458,180 美金**需全额支付至当地致同会计师事务所（GT）托管账户；共计 **462,200 美金**。根据约定，致同会计师事务所将遵守托管协议，并支付以下应付金额；

- a. 在收到公民身份原则性批准函之后，支付 35%的购房款
- b. 在房地地基打好后，支付 25%的购房款

- c. 在建造完房产的内室和架构之后，支付 20%的购房款
- d. 在安装完厨房厨具和卫生间设施之后，支付 10%的购房款
- e. 在房产建造全部完工之后，支付 10%的购房款

3. The Applicant and Vendor hereby confirm that this Reservation Agreement is intended to be a firm and binding commitment by the parties for the shared purchase and ownership of the proposed villa, which is to be erected by the Four Seasons Resort Estates on the above-describe lands at the Four Seasons Resort Nevis, and where the Villa will be part of the Four Seasons Resort Nevis and the Hotel will provide full homecare and rental management services for the villa, and where Henley Estates will manage the relationship between all parties and shared owners.

3. 申请人和购房者再此确认，该订购协议旨在由各方就该别墅的股权购买和所有权达成一个坚定牢固的承诺，并由四季度假村地产在尼维斯四季度假村针对上述土地订立，该别墅将成为尼维斯四季度假村的一部分，并且酒店将为该别墅提供全套的家居护理和租赁管理服务，亨利物业将在其中管理各方与股权持有人之间的关系。

4. The Applicant and Vendor further confirm that this Reservation Agreement shall be replaced by a formal Shareholder Agreement for the Villa. The Vendor agrees to deliver to the Applicant, the Shareholder Agreement governing the transaction within 7 days from when the reservation deposit has cleared in the Appointed Bank Account.

4. 申请人和卖方进一步确认，该订购协议将被一份正式的别墅股东协议所取代。卖方同意，在购房定金付清至指定银行账户的 7 日内，将规定购房交易的股东协议邮寄给申请人。

5. Following delivery of the Shareholder Agreement the parties shall have twenty-one (21) days to return the executed Shareholder Agreement.

5. 在邮寄股东协议后，各方应有二十一（21）天时间寄回已生效的股东协议。

6. The Applicant must pay the net amount free of all bank and transfer charges. Please make sure that you include your full name as reference. Bank account details for the payment are as follows, and all payments will be made towards purchase price:

6. 申请人必须支付除所有银行和中转手续费以外的净房款。请确保你在备注栏里填写了你的全名。以下是详细的支付信息，所有的支付行为都要以购房价格为准：

**Beneficiary Institution (USD Account)**

Bank Name: Scotiabank  
 Transit Number: 47696  
 Toronto Business Service Centre  
 20 Queen Street West  
 Toronto, Ontario  
 Canada

**Beneficiary Customer**

F.S.R. Estates Limited  
 Pinney's Beach, Charlestown  
 Nevis, West Indies

Account Number:80002 86142 10  
 SWIFT CODE:NOSCCATT  
 ABA Number:026002532

**收款机构 (美元账户)**

银行名称: 加拿大丰业银行  
 银行代号: 47696  
 多伦多商业服务中心  
 皇后街西 20 号  
 安大略, 多伦多  
 加拿大

**收款人:**

F.S.R. 物业有限公司  
 查尔斯顿 平尼海滩  
 西印度群岛 尼维斯

账户号码: 80002 86142 10  
 银行代码: NOSCCATT  
 美国银行协会代码: 026002532

DATED, the \_\_\_\_\_ day of \_\_\_\_\_, 2015  
 签署于: 2015 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日

**APPLICANTS SIGNATORY ACCEPTANCE**

申请人签字接受

**ACCEPTANCE:**

接受方:

\_\_\_\_\_  
 NAME 姓名:

\_\_\_\_\_  
 NAME 姓名:

**WITNESS SIGNATURE**

见证人签字

Eric Johnson 埃里克·约翰逊  
 FSR Estates Ltd. FSR 地产有限公司

\_\_\_\_\_  
 NAME 姓名: