

VANILLA VISTA GARDENS – FAQ SECTION (DASHBOARD READY)

1. Can I buy using a mortgage?

Yes.

We have partnered with financial institutions to offer **mortgage financing at 8.99% per annum for up to 20 years.**

This allows you to own a unit with **affordable monthly payments starting from approximately KES 41,000**, depending on the unit type.

You can use the “**Investment Calculator**” to estimate your qualification and monthly repayment.

2. What deposit is required?

Typically, buyers are required to pay a **10%–20% deposit**, depending on the financing structure.

- Lower deposits may qualify under mortgage arrangements
- Higher deposits reduce your monthly repayment significantly

Our team will guide you on the best option based on your financial position.

3. How long is the construction period?

The project is structured with a defined construction timeline, and progress is regularly updated on the website.

Buyers will receive:

- Regular construction updates
- Milestone reports
- Site visit opportunities

This ensures transparency and confidence throughout the development process.

4. Are the titles ready and is the project legally compliant?

Yes. The project has all necessary approvals and follows due legal process, including:

- Verified ownership structure
- Development approvals
- Compliance with county and regulatory requirements
- Each buyer will have a title deed issued in accordance to Sectional Properties Act

Relevant documentation can be shared upon request for due diligence.

5. Can I buy if I am in the diaspora?

Absolutely.

We have a dedicated **Diaspora Investor Support System** that allows you to:

- Book virtual site visits
- Receive documentation digitally
- Make secure payments
- Get progress updates remotely
- Arrange mortgage financing for the diaspora clients from the local banks either on USD or Kenya Shillings.

You can complete the entire purchase process without being physically present.

6. What rental income can I expect?

Rental income depends on the unit type and usage model:

Long-Term Rental:

- Studio: Approx. 45K – 50K/month
 - 1 Bedroom: Approx. 55K – 65K/month
 - 2 Bedroom: Approx. 80K – 95K/month
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7. Can I use the unit for Airbnb or short-term stays?

Yes.

The development is well-positioned for **short-term rental (Airbnb)** due to:

- Proximity to JKIA
- Accessibility via Expressway
- High demand for furnished stays

We can also guide you on:

- Furnishing
 - Management options
 - Expected returns
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8. Are there property management services?

Yes.

The property will be managed by a Property Management firm created by the buyers which will facilitate:

- Tenant sourcing
- Rent collection
- Airbnb management
- Maintenance

This is especially useful for diaspora investors.

9. How do I know which unit is best for me?

You can speak directly to our advisor who will guide you based on:

- Budget
- Investment goals
- Family needs

10. How do I reserve a unit?

You can reserve a unit by:

- Booking a site visit
- Speaking to our sales advisor
- Paying a reservation fee (as guided by the team)

Early reservation gives you access to the best available units and pricing.

11. Are there any additional costs beyond the purchase price?

Yes, like any property purchase, there may be:

- Legal fees
- Stamp duty
- Registration costs

Our team will provide a **clear cost breakdown upfront** to ensure full transparency.

12. Can I earn commission by referring a buyer?

Yes.

If you refer a buyer who successfully purchases a unit, you are eligible for an **attractive commission**.

Simply contact us via phone or WhatsApp to learn more about the referral process.