



THE INEZ ———

**BACOLET**

**TOBAGO**

PURCHASING INFORMATION, CADASTRAL & PRICING.

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# THE INEZ INTRODUCTION

PSCU Credit Union, as part of its continued goal to add value to its service offerings, has sought to provide an opportunity to its members to acquire land in Inez Development Bacolet, Tobago. Since the announcement of this acquisition venture a number of members have expressed an interest to purchase land in the Development.

Members have the option to purchase the land with cash or through a mortgage with the credit union. Our mortgage requirements can be found on the following page of the document or via our website: [www.pscutt.com](http://www.pscutt.com)

If you have any questions, you can contact your branch directly or send an email to: [bacoletland@pscutt.com](mailto:bacoletland@pscutt.com).



# MORTGAGE REQUIREMENTS

1. PSCU Credit Union Membership.
2. Job Letter – a breakdown of your income / allowances.
3. A recent salary slip and bank statements to reflect income.
4. Self-employed- certified statement of income / last six months bank statements.
5. 2 Forms of valid picture National ID.
6. If a non-resident copy of the passport.
7. Statement of indebtedness for all existing loans
8. Statement of savings
9. 2 most recent utility bills (T&TEC, WASA, Internet)
10. If utility bill not in members name, an authorization letter from owner with a copy of owner's valid picture ID.
11. 10% deposit.
12. Source of funds form to be completed at office.
13. If pre-approved by Bank, copy of letter.
14. BIR Number.
15. Credit Check fee.
16. Loan fee 1.2% of amount being borrowed, legal costs for the execution of the deed of mortgage.
17. Life / term insurance.

## DOCUMENTS TO BE PROVIDED BY PSCU CREDIT UNION

18. A copy of the deed and/or deed of mortgage.
19. Original up to date receipts for Land & Building Taxes, WASA clearance.
20. Valuation report.

# MEMBERS

## WHAT YOU NEED TO KNOW FOR A MORTGAGE WITH PSCU

- 1.This facility is for PSCU Credit Union's members only.
- 2.Members can purchase more than one lot, providing they can prove the ability to repay comfortably. (Cash payers allotted 2 lots maximum/borrowers allotted 1 lot.)
- 3.The loan is for the purchase of land only, not construction.
- 4.Members have the option to view the lot.
- 5.For viewing, you can contact our representative **Ms. Lisa Mayers** in Tobago, **contact information: Cell: 788-4297 or Email: lisamayers@gmail.com.**
6. Persons residing in Trinidad would coordinate with the agent and are responsible for their transportation and associated cost to and from Tobago.
- 7.Lots are sold on a first come first serve basis.
- 8.The Purchaser will get a deed after the loan approval process.
- 9.The Purchaser must have a 10% deposit for the property.
- 10.It is expected that the process be completed within 90 days.
- 11.Member ideally should have all fees applicable to the loan. (Loan fees & legal fees).
- 12.The interest rate is 5%
- 13.The loan duration is 10-15 years.
- 14.The loan repayment will only be facilitated through salary deduction, direct debit and standing order.
- 15.Members can pre-qualify for the loan.
16. All fees associated with the loan, may be included in the total loan amount, provided the total loan amount falls within 90%.

# LOT PRICING

## J1-J10

PARCEL 1	LOT# J 1	\$448,184.57
PARCEL 2	LOT# J 2	\$445,254.11
PARCEL 3	LOT# J 3	\$445,165.30
PARCEL 4	LOT# J 4	\$418,791.05
PARCEL 5	LOT# J 5	\$455,111.15
PARCEL 6	LOT# J 6	\$413,107.72
PARCEL 7	LOT# J 7	\$413,196.52
PARCEL 8	LOT# J 8	\$413,462.93
PARCEL 9	LOT# J 9	\$413,640.54
PARCEL 10	LOT# J 10	\$413,906.93

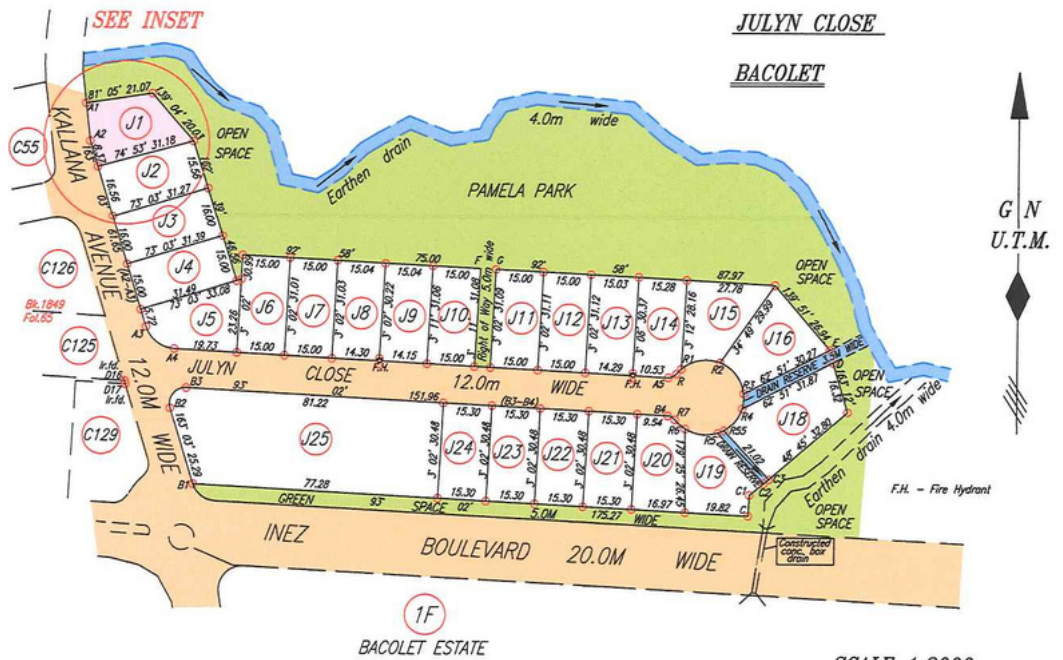
# LOT PRICING

## J11-J21

PARCEL 11	LOT# J 11	\$414,262.15
PARCEL 12	LOT# J 12	\$414,439.75
PARCEL 13	LOT# J 13	\$414,706.16
PARCEL 14	LOT# J 14	\$416,748.61
PARCEL 15	LOT# J 15	\$452,091.87
PARCEL 16	LOT# J 16	\$497,203.38
PARCEL 17	LOT# J 18	\$600,746.72
PARCEL 18	LOT# J 19	\$427,493.67
PARCEL 19	LOT# J 20	\$424,474.40
PARCEL 20	LOT# J 21	\$414,084.54



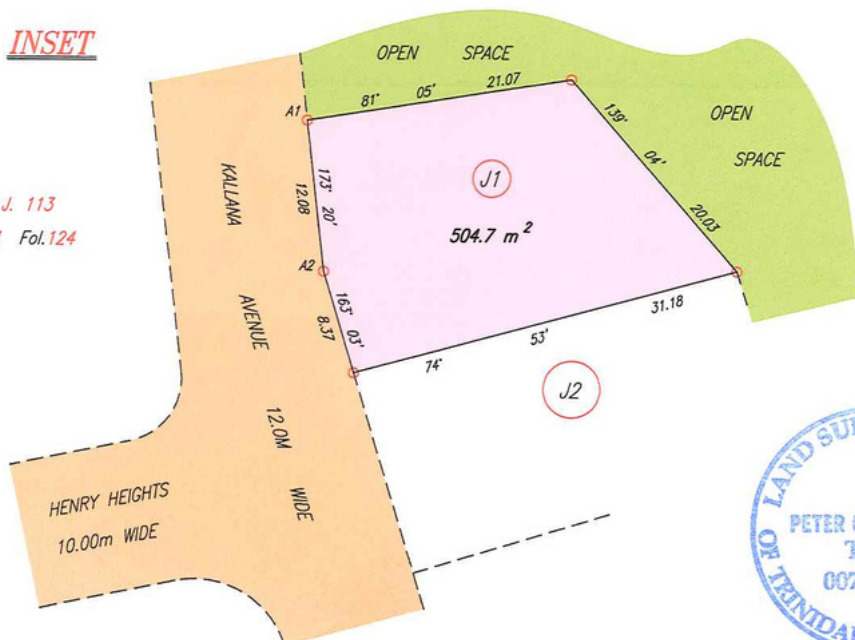
# CADASTRAL & METERS



SCALE 1:2000  
Distances are in METRES

INSET

See Plan J.J. 113  
L&S Bk.1861 Fol.124



Coordinates of A1 (lr.pt.): 0748619mE, 1236671mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

○ Denotes Iron put except where otherwise stated

Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500

PLAN of a Parcel of land coloured pink in the Ward of Tobago

Distances are in METRES

Containing five hundred and four point seven square metres

Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.

Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



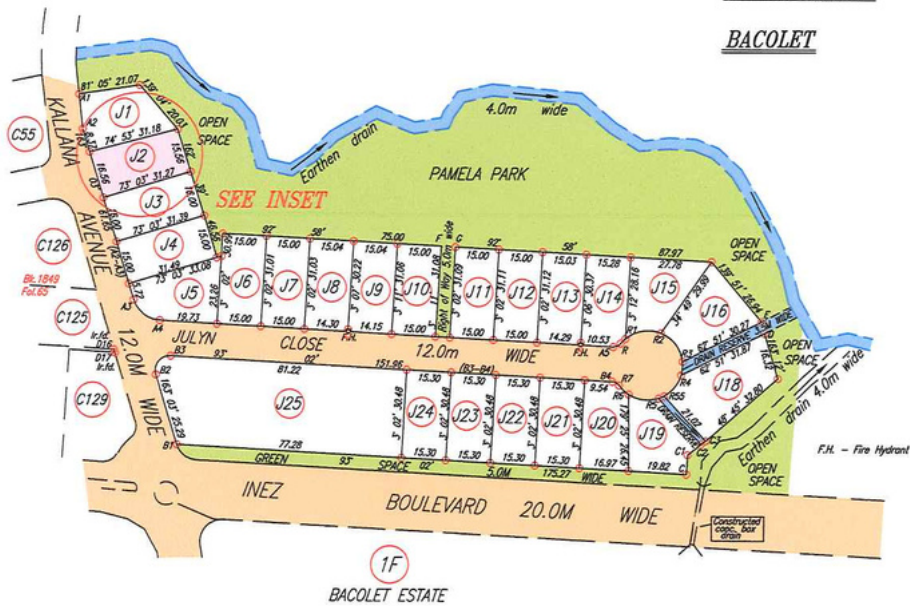
*[Signature]* TTLS

Trinidad & Tobago Land Surveyor  
C:\LESS 2019\THE INEZ2022\JULYN CLOSE. LOT#J1.dwg. 9th November 2022  
FILE NO:1054

PARCEL 1

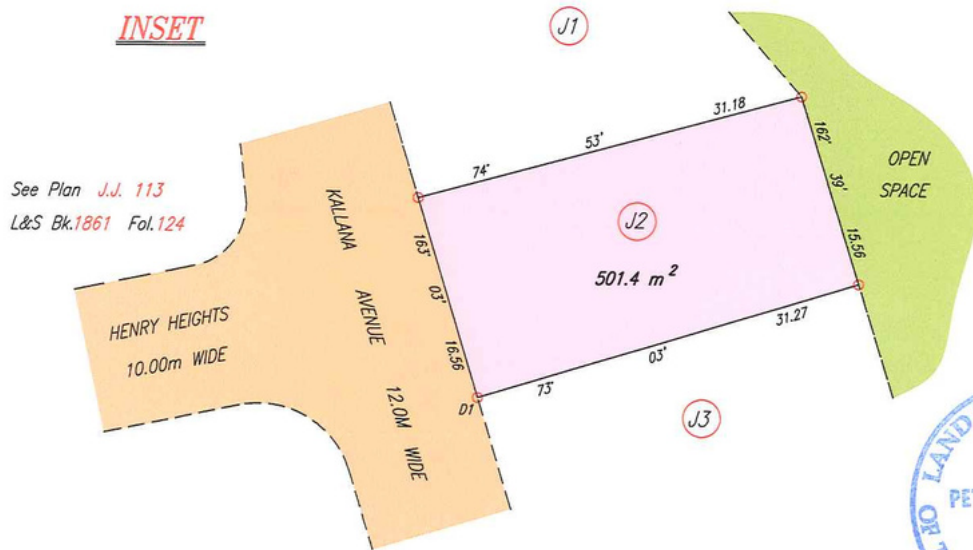
LOT # J 1

\$448,184.57



SCALE 1:2000  
Distances are in METRES

INSET



Coordinates of D1 (l.r.pt.): 0748627mE, 1236636mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500  
Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing five hundred and one point four square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



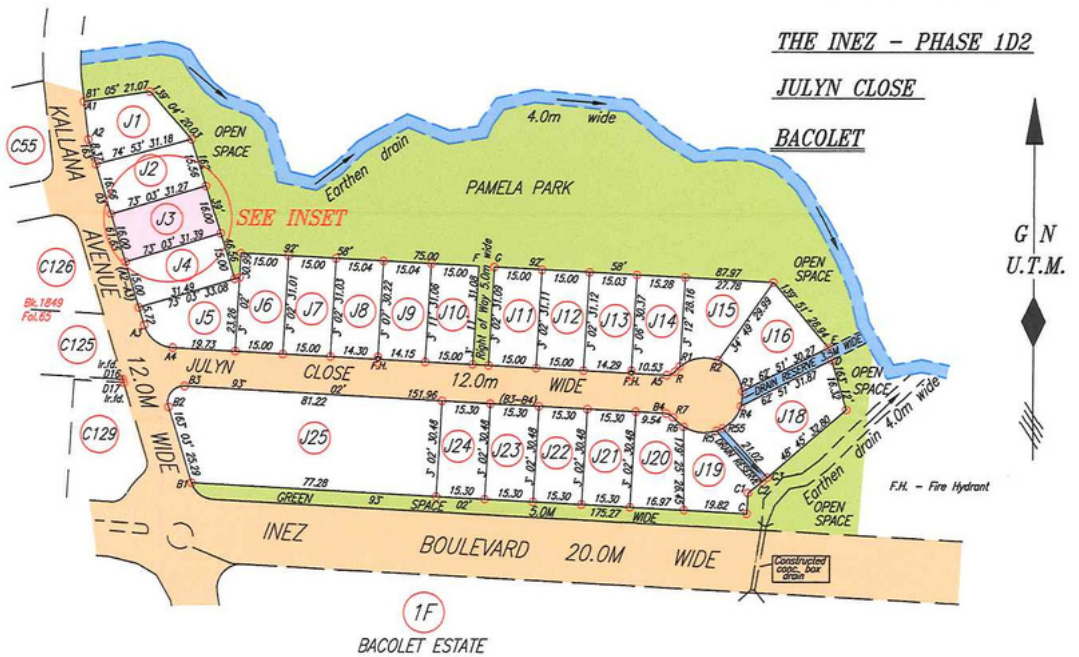
Trinidad & Tobago Land Surveyor  
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PARCEL 2

LOT# J2

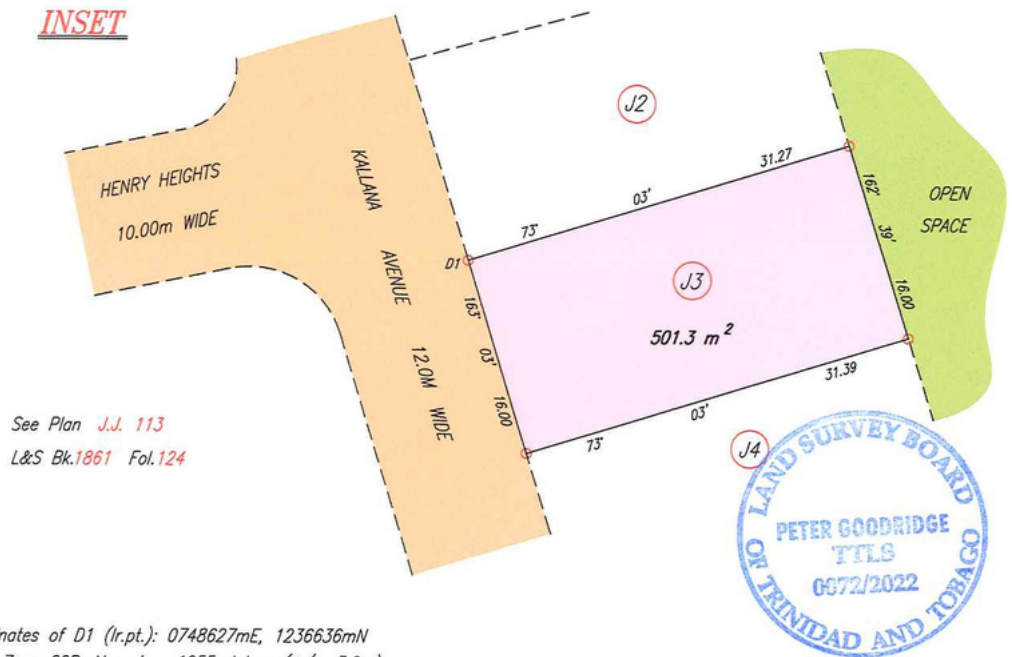
\$445,254.11

THE INEZ - PHASE 1D2  
JULYN CLOSE  
BACOLET



SCALE 1:2000  
 Distances are in METRES

INSET



See Plan J.J. 113  
 L&S Bk.1861 Fol.124

Coordinates of D1 (l.r.pt.): 0748627mE, 1236636mN  
 U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
 G.P.S. Direct Observation using a Garmin handheld receiver

- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500  
 Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
 Containing five hundred and one point three square metres  
 Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
 Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



Trinidad & Tobago Land Surveyor  
 C:\LESS 2019\THE INEZ2022\JULYN CLOSE LOT#J3.dwg. FILE NO:11054

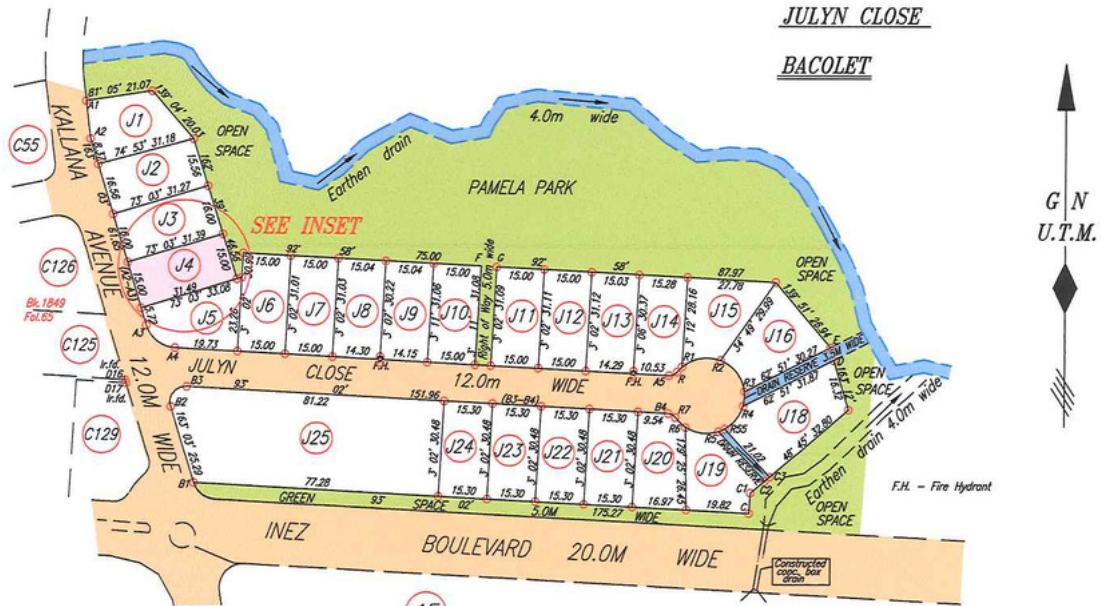
*[Signature]*  
 TTLS

9th November 2022

PARCEL 3

LOT# J3

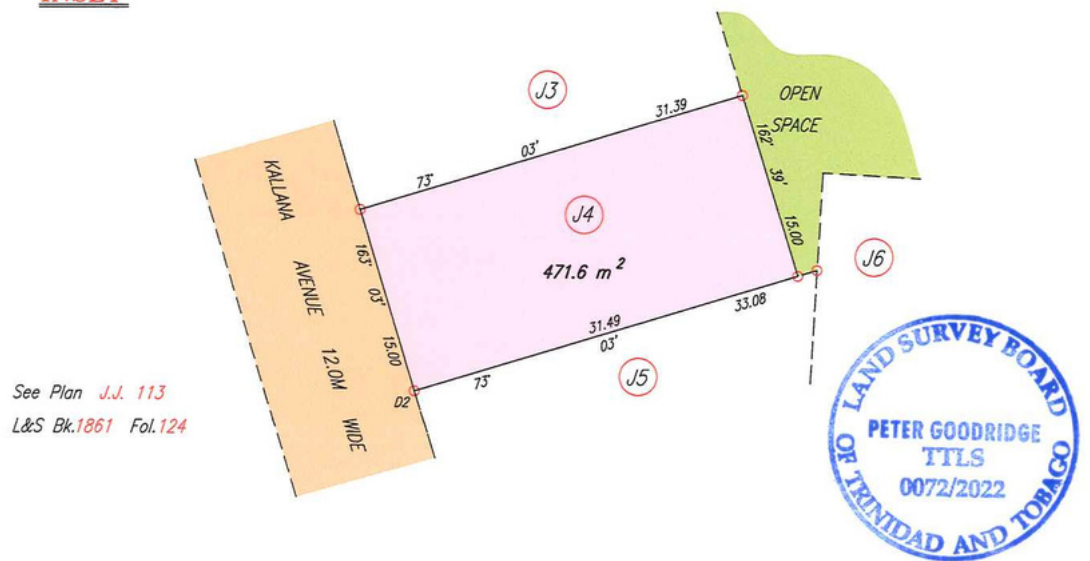
\$445,165.30



1F  
BACOLET ESTATE

SCALE 1:2000  
Distances are in METRES

INSET



See Plan J.J. 113  
L&S Bk.1861 Fol.124

Coordinates of D2 (l.r.pt.): 0748636mE, 1236606mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

SCALE 1:500

Distances are in METRES

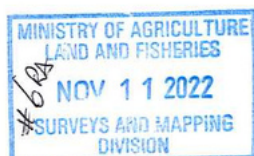
- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

PLAN of a Parcel of land coloured pink in the Ward of Tobago

Containing four hundred and seventy one point six square metres

Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.

Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



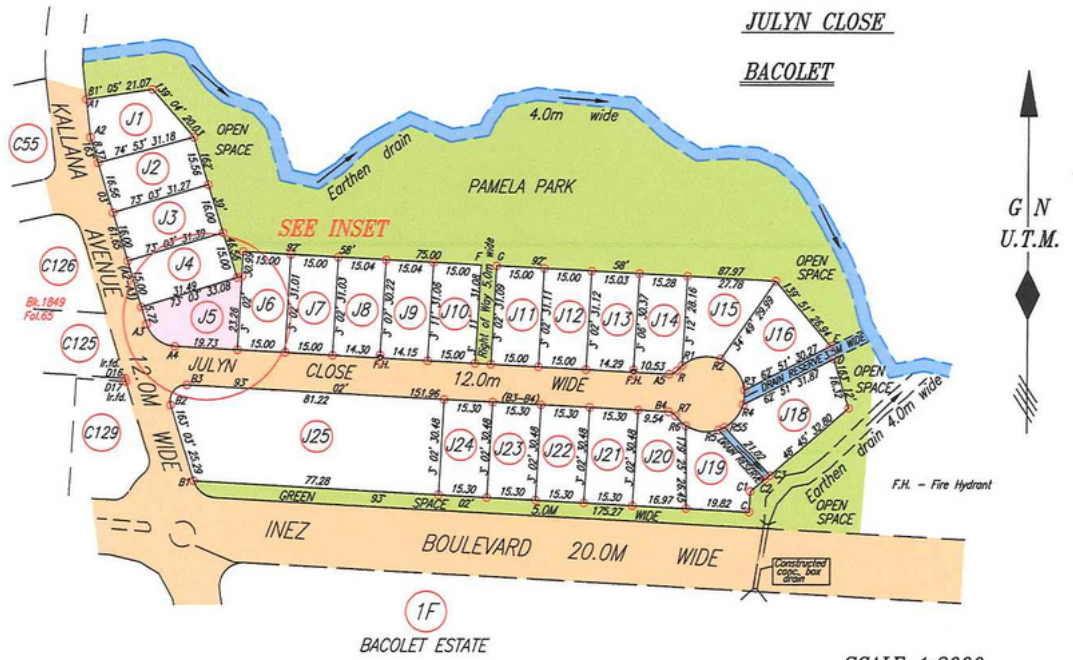
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Trinidad & Tobago Land Surveyor  
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FIL NO:1054

PARCEL 4

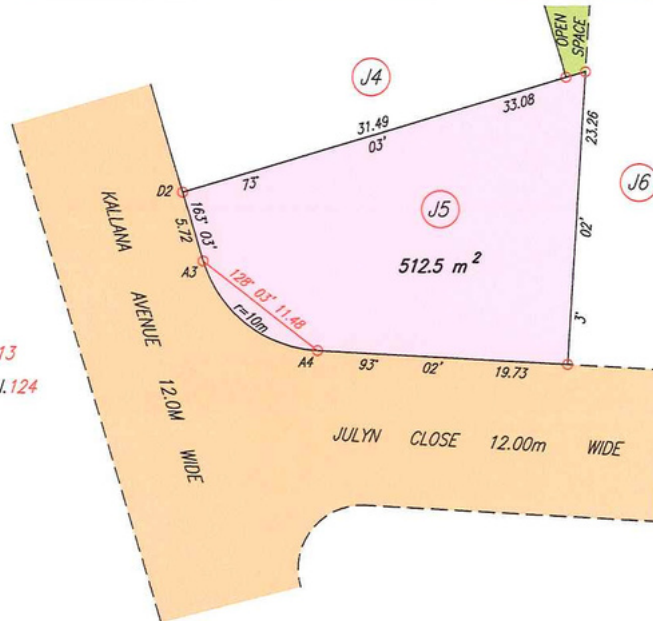
LOT# J 4

\$418,791.05



SCALE 1:2000  
Distances are in METRES

INSET



See Plan J.J. 113  
L&S Bk.1861 Fol.124



Coordinates of D2 (lr.pt.): 0748636mE, 1236606mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500

Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago

Containing five hundred and twelve point five square metres

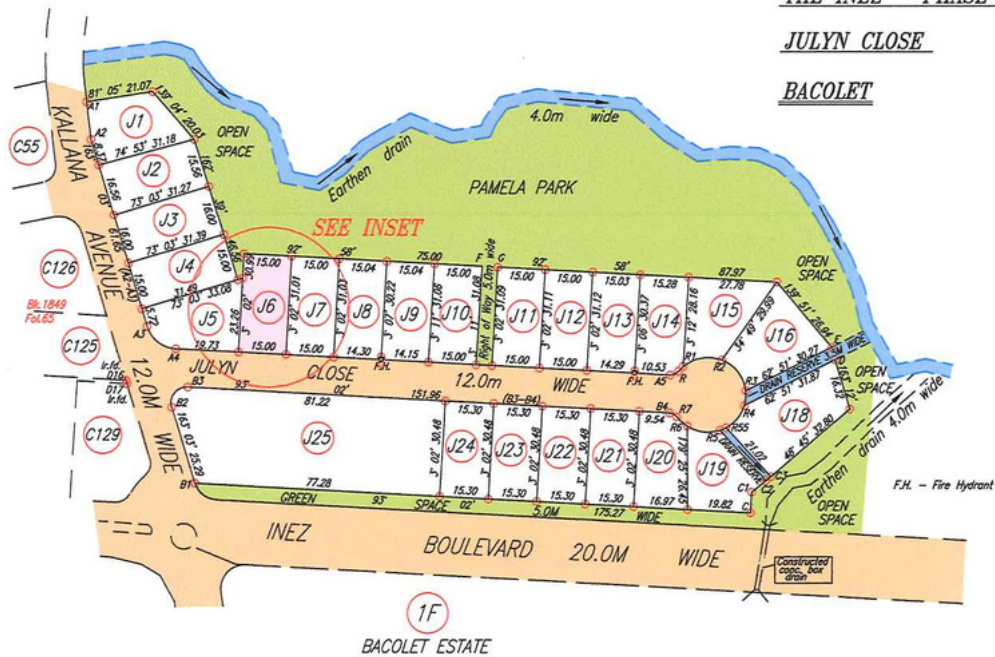
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.

Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



Trinidad & Tobago Land Surveyor  
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9th November 2022  
FILE NO:11054

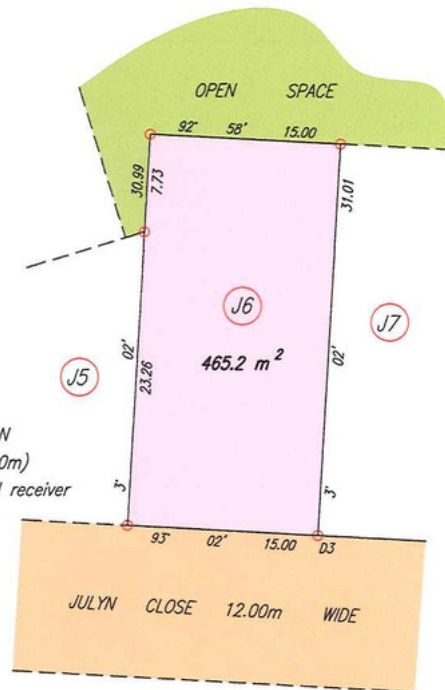


SCALE 1:2000  
Distances are in METRES

INSET

See Plan J.J. 113  
L&S Bk.1861 Fol.124

Coordinates of D3 (r.pt.): 0748682mE, 1236592mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver



SCALE 1:500  
Distances are in METRES

○ Denotes Iron put except where otherwise stated  
Bearings are U.T.M. Grid based on Solar Observations

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing four hundred and sixty five point two square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



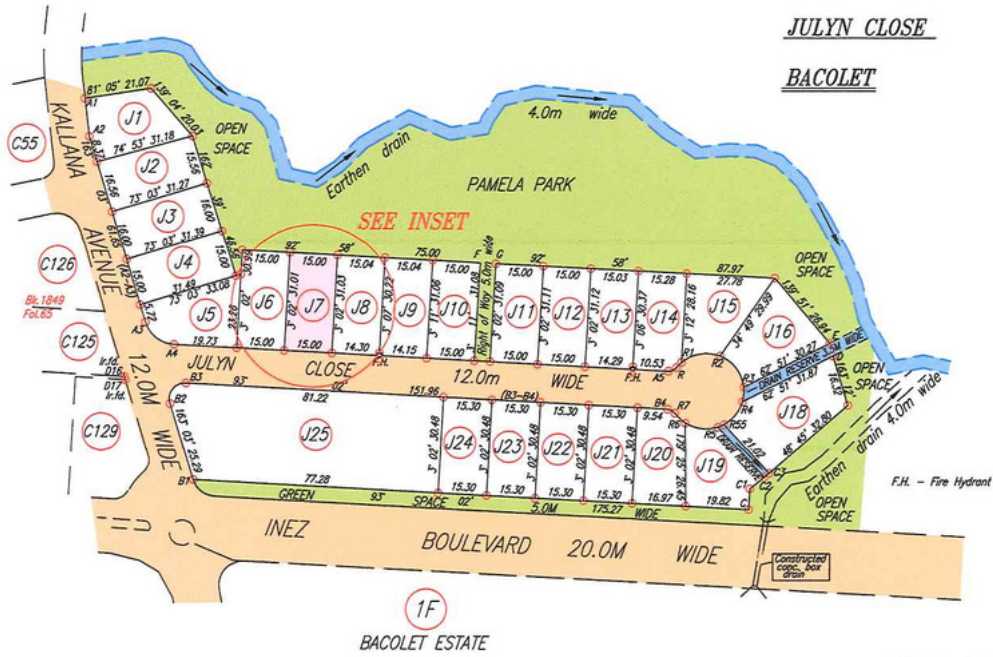
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*[Signature]*  
 Trinidad & Tobago Land Surveyor  
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 FILE NO:71054



PARCEL 6

LOT# J 6

\$413,107.72

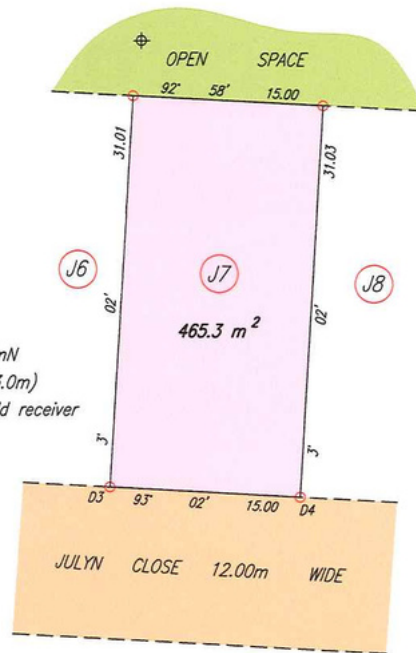


SCALE 1:2000  
Distances are in METRES

INSET

See Plan J.J. 113  
L&S Bk.1861 Fol.124

Coordinates of D3 (Ir.pt.): 0748682mE, 1236592mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver



SCALE 1:500  
Distances are in METRES

- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing four hundred and sixty five point three square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.

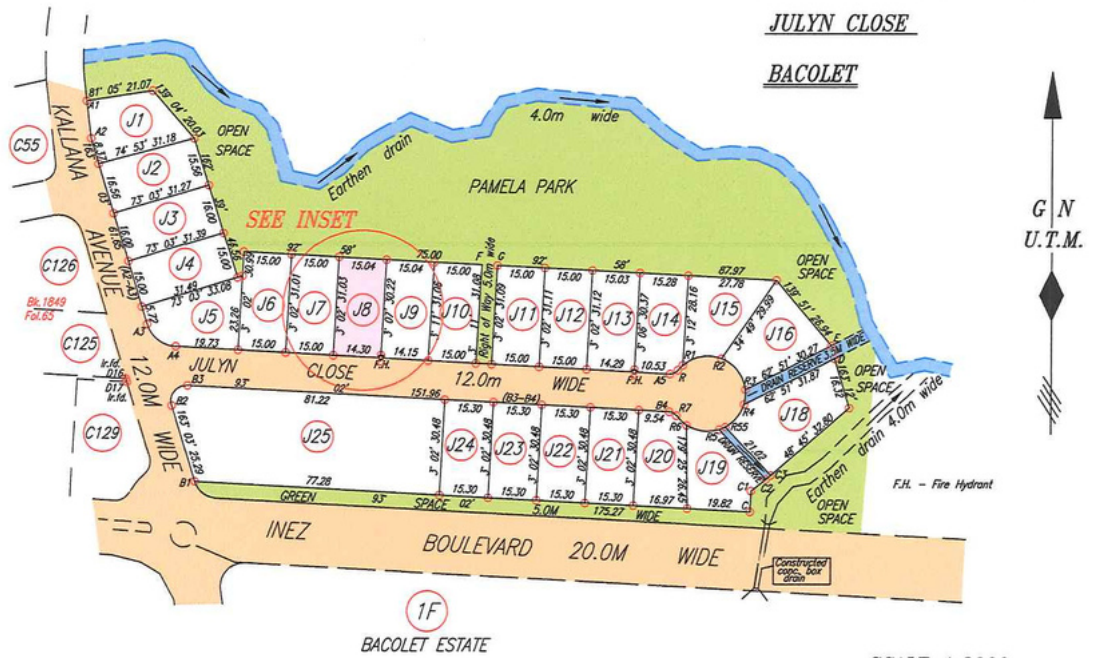


*[Signature]* TTLS  
Trinidad & Tobago Land Surveyor  
C:\LESS 2019\THE INEZ2022\JULYN CLOSE LOT#J7.dwg  
9th November 2022  
FILE NO: T054

PARCEL 7

LOT# J7

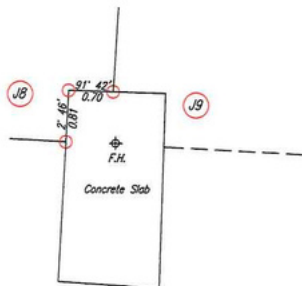
\$413,196.52



SCALE 1:2000  
Distances are in METRES

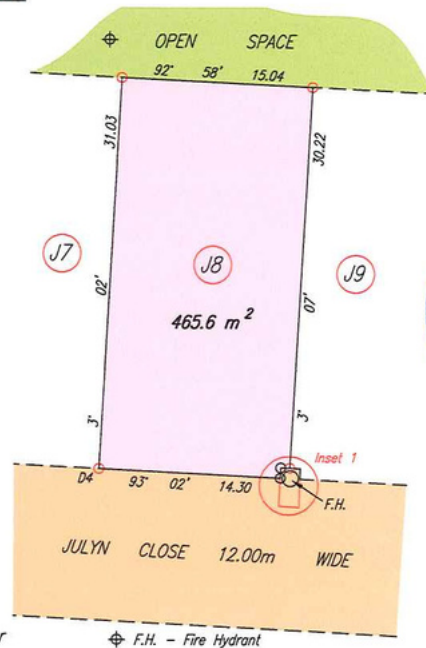
INSET 1

See Plan J.J. 113  
L&S Bk.1861 Fol.124



SCALE 1:100  
Distances are in METRES

INSET



Coordinates of D4 (lr.pt.): 0748697mE, 1236591mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500

Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing four hundred and sixty five point six square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



*[Signature]* .....TTLS

Trinidad & Tobago Land Surveyor

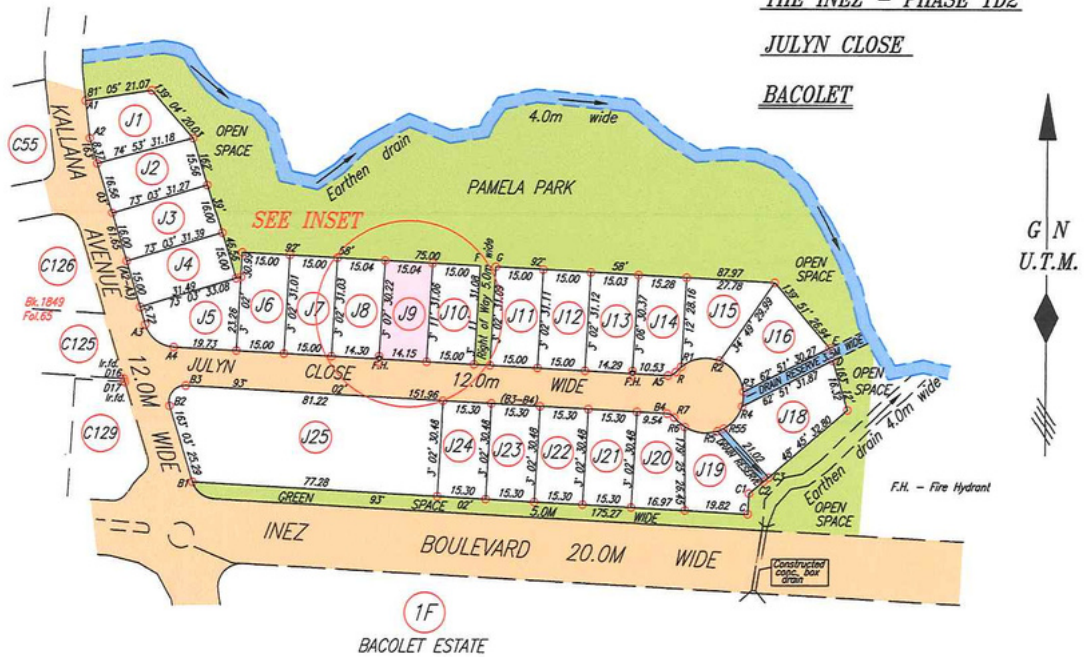
9th November 2022  
FILE NO: T1054

C: LESS 2019\THE INEZ2022\JULYN CLOSE LOT#J8.dwg

PARCEL 8

LOT# J8

\$413,462.93

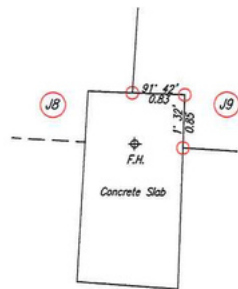


SCALE 1:2000

Distances are in METRES

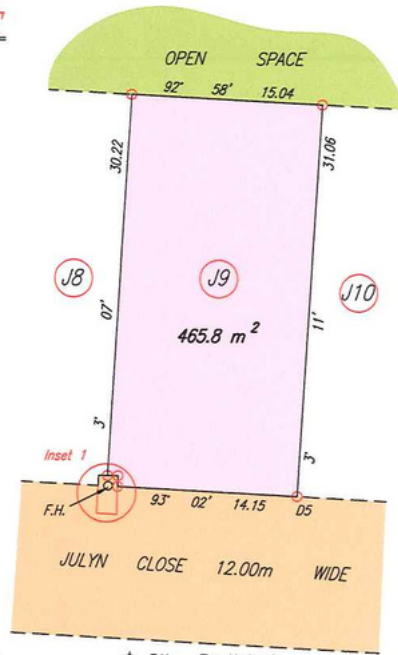
INSET 1 See Plan J.J. 113  
L&S Bk.1861 Fol.124

INSET



SCALE 1:100

Distances are in METRES



Coordinates of D5 (r.pt.): 0748727mE, 1236589mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

○ Denotes Iron put except where otherwise stated

Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500

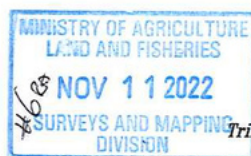
PLAN of a Parcel of land coloured pink in the Ward of Tobago

Distances are in METRES

Containing four hundred and sixty five point eight square metres

Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.

Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.

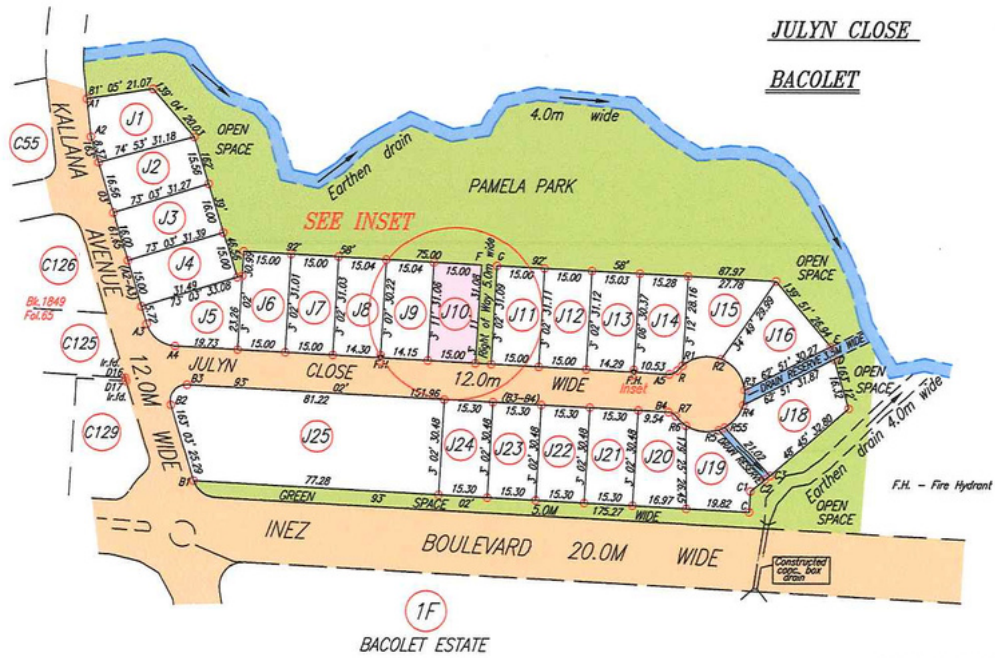


Trinidad & Tobago Land Surveyor

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9th November 2022

FILE NO: T1054

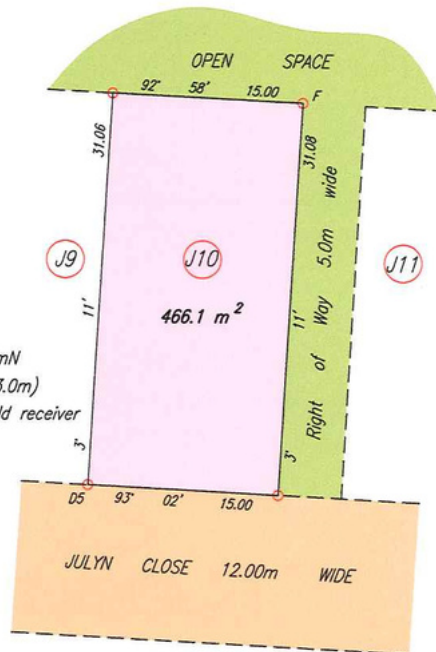


SCALE 1:2000  
Distances are in METRES

INSET

See Plan J.J. 113  
L&S Bk.1861 Fol.124

Coordinates of D5 (I.r.pt.): 0748727mE, 1236589mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver



SCALE 1:500  
Distances are in METRES

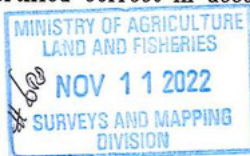
- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

PLAN of a Parcel of land coloured pink in the Ward of Tobago

Containing four hundred and sixty six point one square metres

Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.

Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.

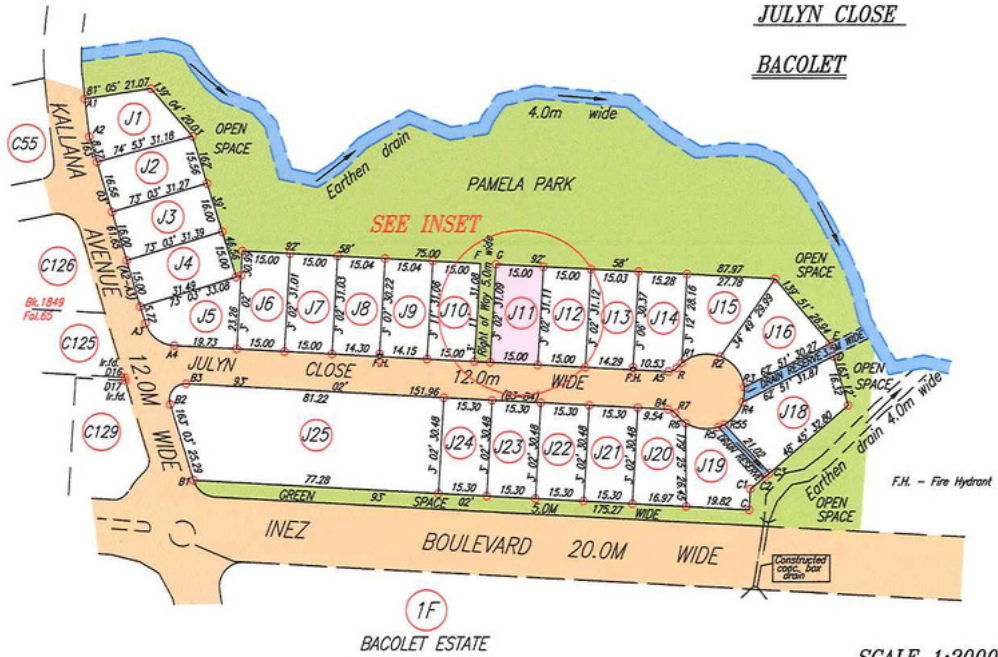


*[Signature]* TTLS

PARCEL 10

LOT# J10

\$413,906.93

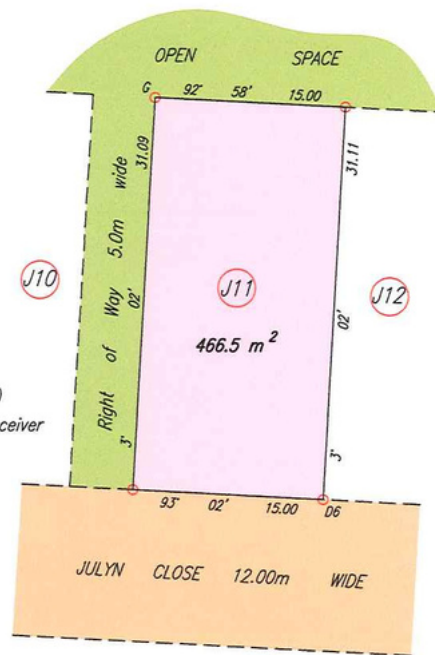


SCALE 1:2000  
Distances are in METRES

INSET

See Plan J.J. 113  
L&S Bk.1861 Fol.124

Coordinates of D6 (Ir.pt.): 0748762mE, 1236587mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver



SCALE 1:500  
Distances are in METRES

○ Denotes Iron put except where otherwise stated

Bearings are U.T.M. Grid based on Solar Observations

PLAN of a Parcel of land coloured pink in the Ward of Tobago

Containing four hundred and sixty six point five square metres

Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.

Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.

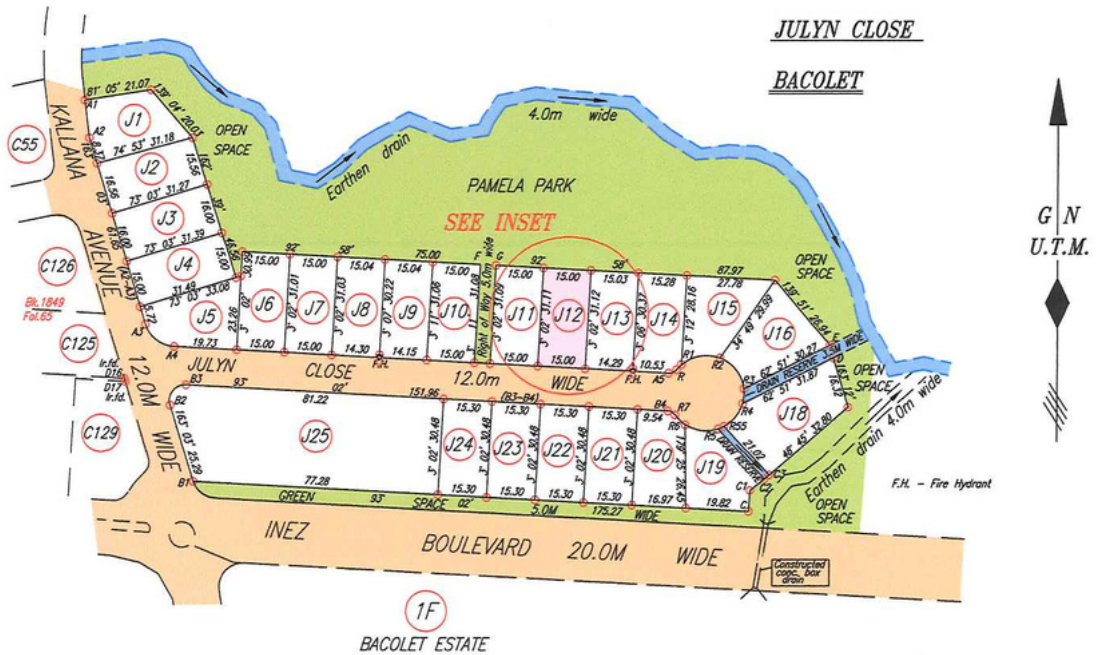


*[Signature]* TTLS

PARCEL 11

LOT# J 11

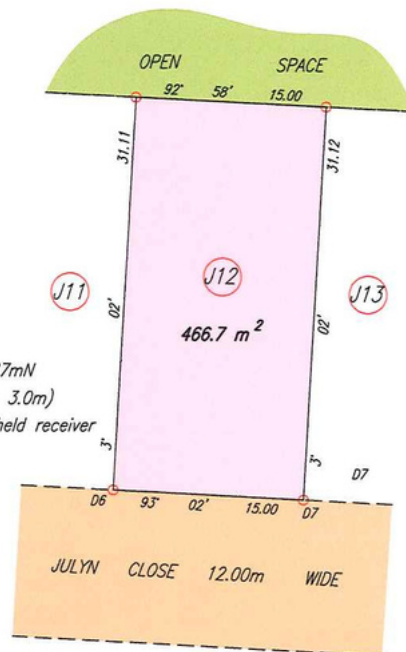
\$414,262.15



INSET

See Plan J.J. 113  
L&S Bk.1861 Fol.124

Coordinates of D6 (ir.pt.): 0748762mE, 1236587mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver



○ Denotes Iron put except where otherwise stated  
Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500  
Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing four hundred and sixty six point seven square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.

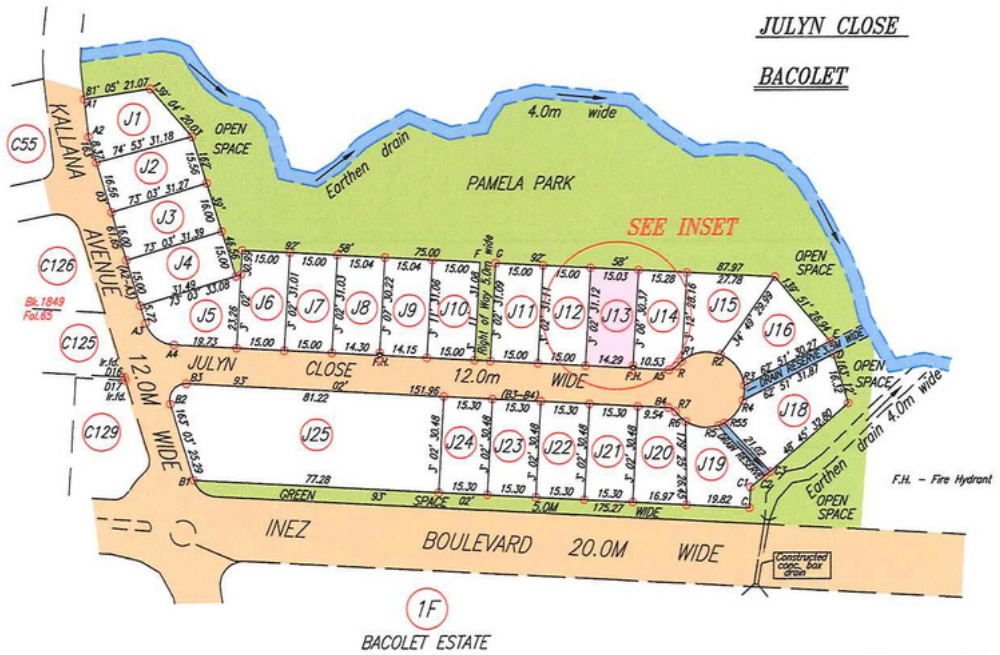


Trinidad & Tobago Land Surveyor  
C:\LESS 2019\THE INEZ2022\JULYN CLOSE, LOT#J12.dwg, FILE NO:1054

PARCEL 12

LOT# J12

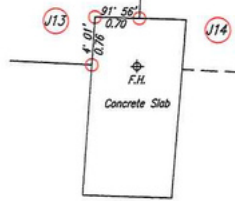
\$414,439.75



SCALE 1:2000  
Distances are in METRES

INSET 2

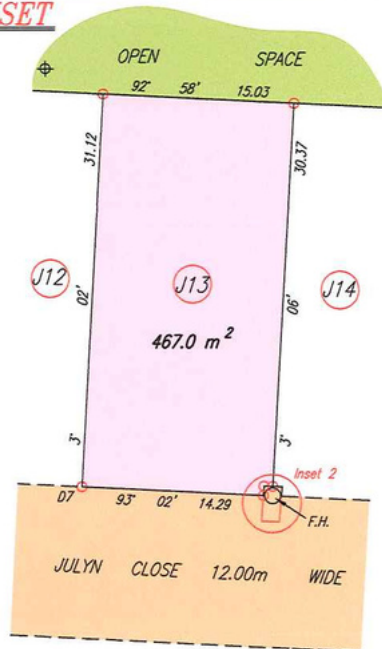
See Plan J.J. 113  
L&S Bk.1861 Fol.124



SCALE 1:100

Distances are in METRES

INSET



F.H. - Fire Hydrant



SCALE 1:500

Distances are in METRES

Coordinates of D7 (Ir.pt.): 0748777mE, 1236587mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

○ Denotes Iron put except where otherwise stated

Bearings are U.T.M. Grid based on Solar Observations

PLAN of a Parcel of land coloured pink in the Ward of Tobago

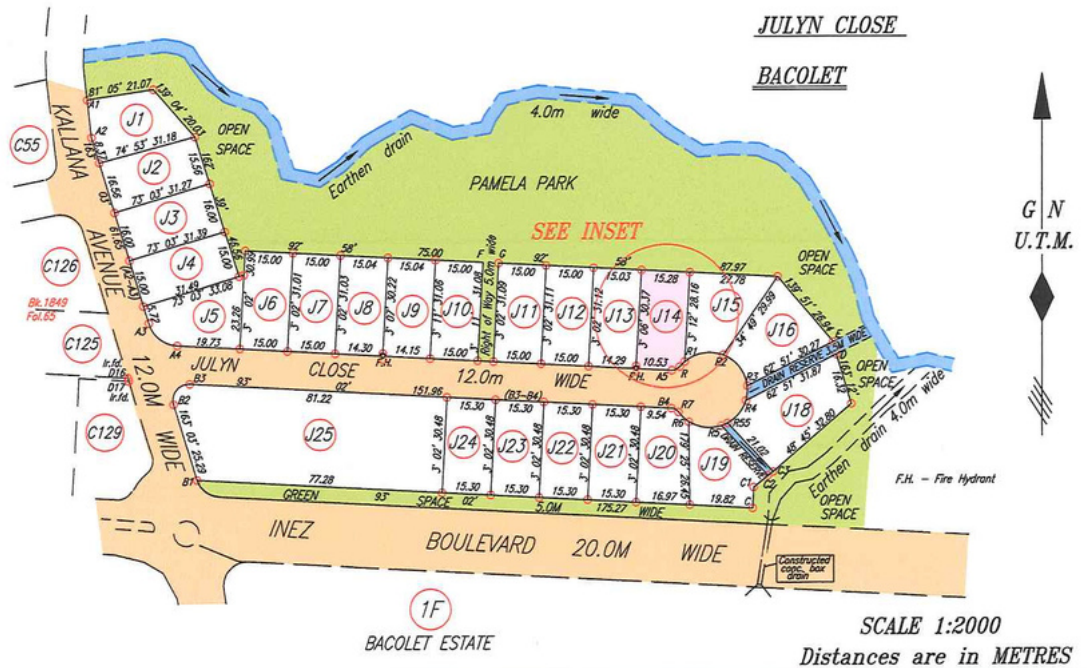
Containing four hundred and sixty seven point zero square metres

Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.

Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998,

*[Handwritten Signature]* .....TTLS



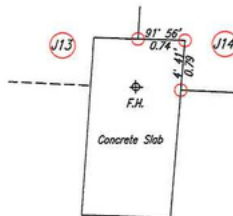


PARCEL 14

LOT# J14

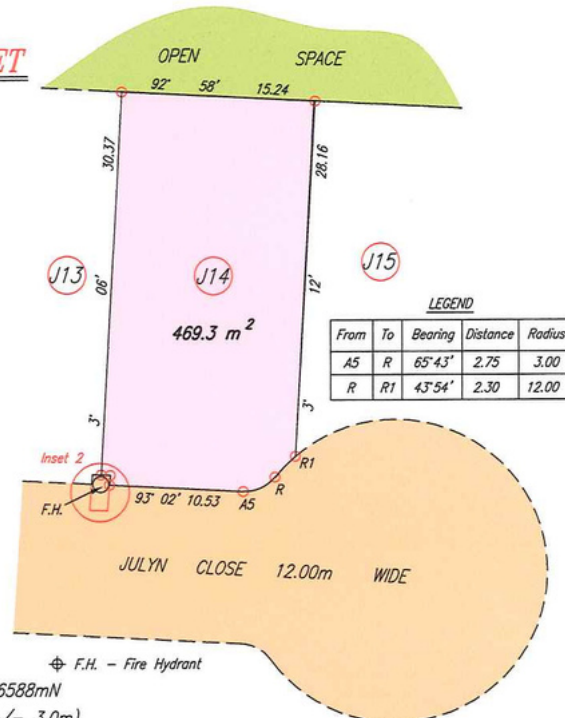
INSET 2

See Plan J.J. 113  
L&S Bk.1861 Fol.124



SCALE 1:100  
Distances are in METRES

INSET



Coordinates of R1 (lr.pt.): 0748807mE, 1236588mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500

Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing four hundred and sixty nine point three square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



*[Signature]* TTLS

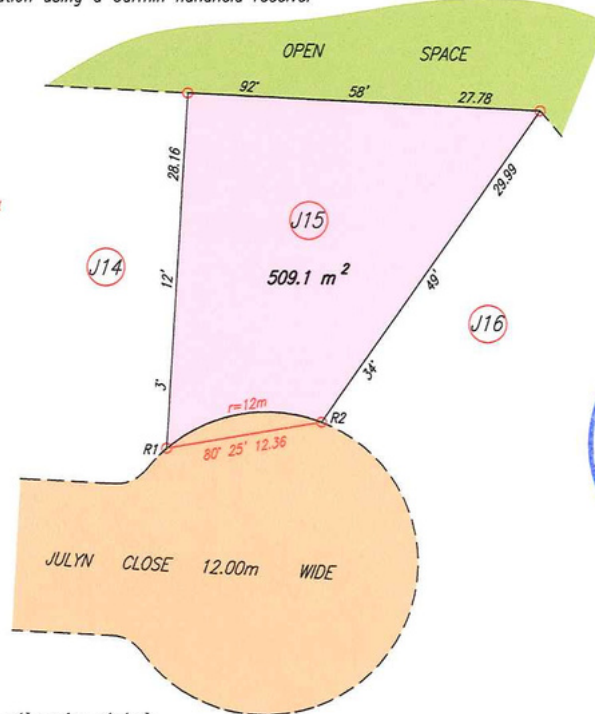
Trinidad & Tobago Land Surveyor  
C:\LESS 2019\THE INEZ2022\JULYN CLOSE. LOT#J14.dwg. 9th November 2022 FILE NO:71054

\$416,748.61



INSET

Coordinates of R1 (Ir.pt.): 0748807mE, 1236588mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver



See Plan J.J. 113  
L&S Bk.1861 Fol.124



○ Denotes Iron put except where otherwise stated  
Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500  
Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago

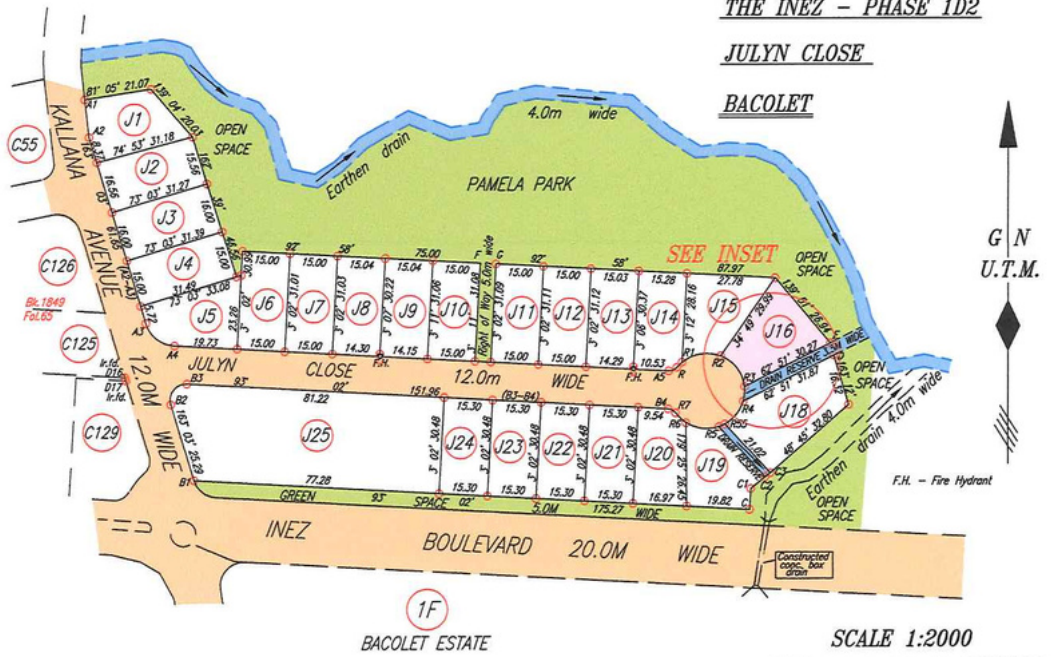
Containing five hundred and nine point one square metres

Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.

Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998,

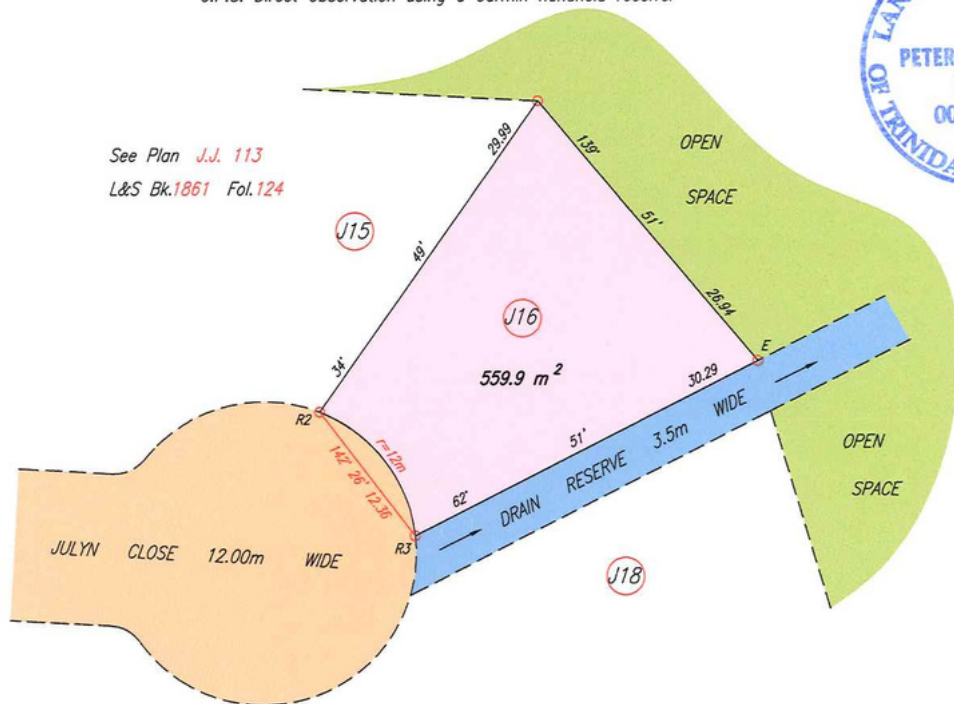


Trinidad & Tobago Land Surveyor  
C:\LESS 2019\THE INEZ2022\JULYN CLOSE LOT#J15.dwg  
TTLS  
04 Nov 2022  
FILE NO:7054



**INSET**

Coordinates of R2 (Ir.pt.): 0748819mE, 1236590mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver



- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing five hundred and fifty nine point nine square metres

Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.

Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



*[Signature]* .....TTLS

THE INEZ - PHASE 1D2

JULYN CLOSE

BACOLET

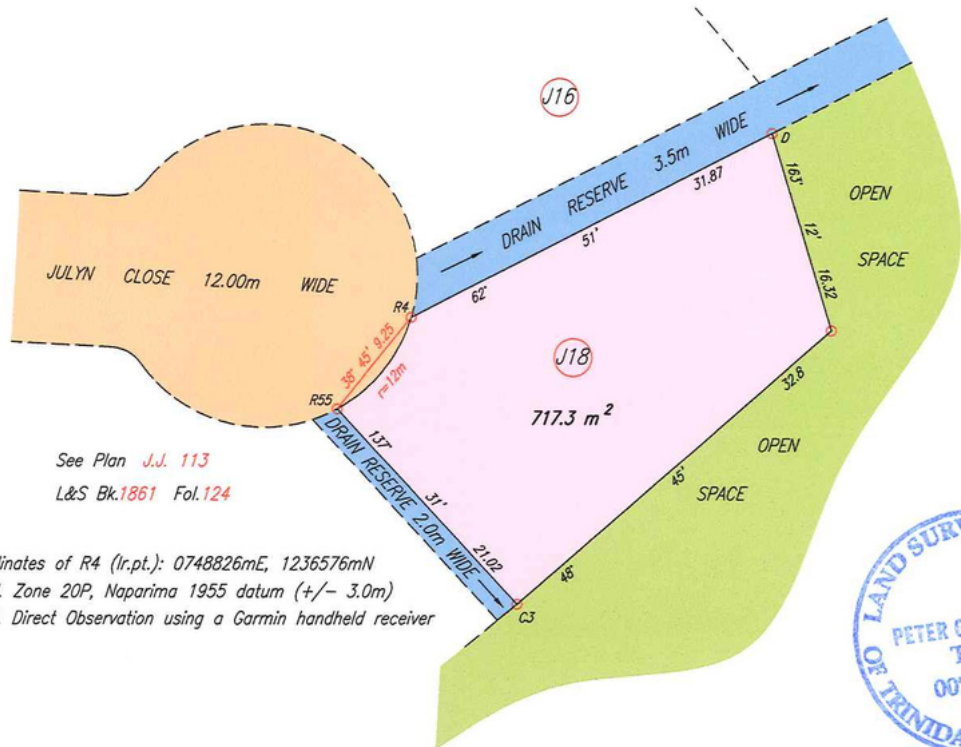


PARCEL 17

LOT# J18

\$600,746.72

INSET



See Plan J.J. 113  
L&S Bk.1861 Fol.124

Coordinates of R4 (lr.pt.): 0748826mE, 1236576mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver



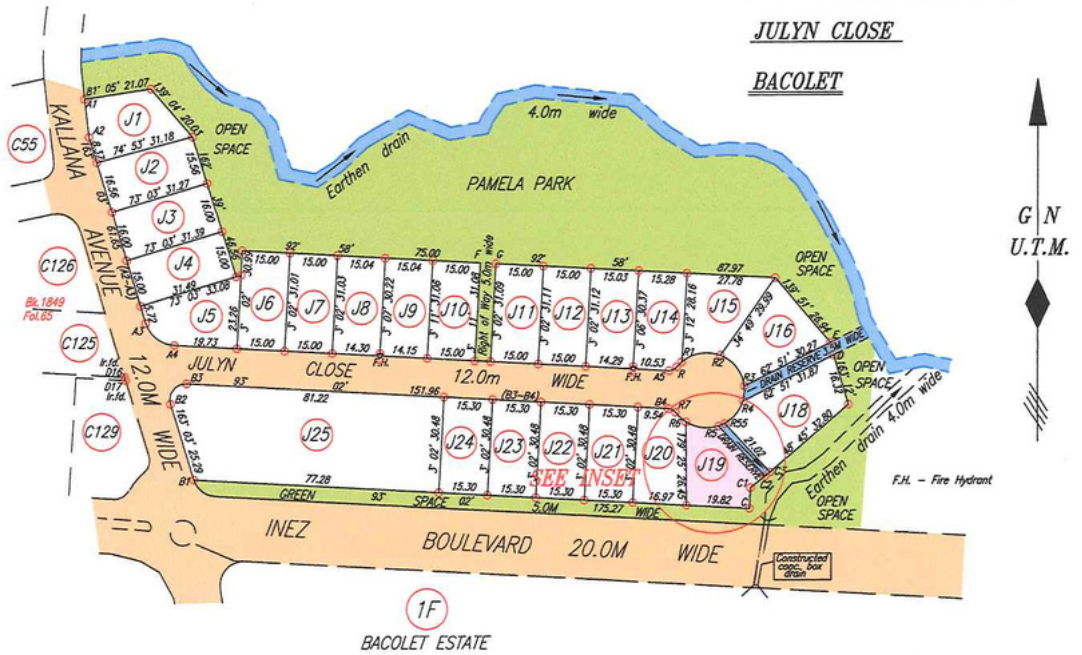
- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing seven hundred and seventeen point three square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.

SCALE 1:500  
Distances are in METRES



Trinidad & Tobago Land Surveyor  
C:\LESS 2019\THE INEZ2022\JULYN CLOSE LOT#J18.dwg  
2022  
FILE NO:7054



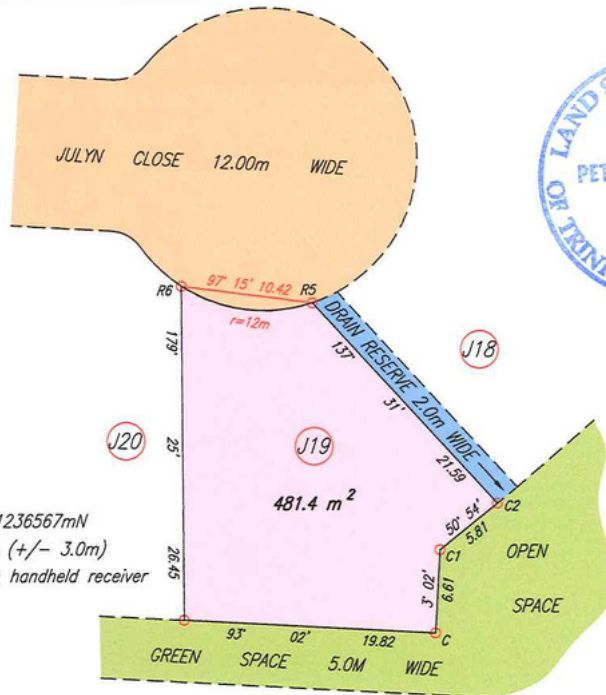
SCALE 1:2000  
Distances are in METRES

PARCEL 18

LOT# J19

\$427,493.67

INSET



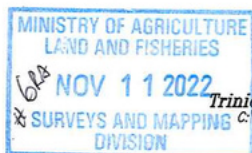
See Plan J.J. 113  
L&S Bk.1861 Fol.124

Coordinates of R6 (l.r.pt.): 0748808mE, 1236567mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

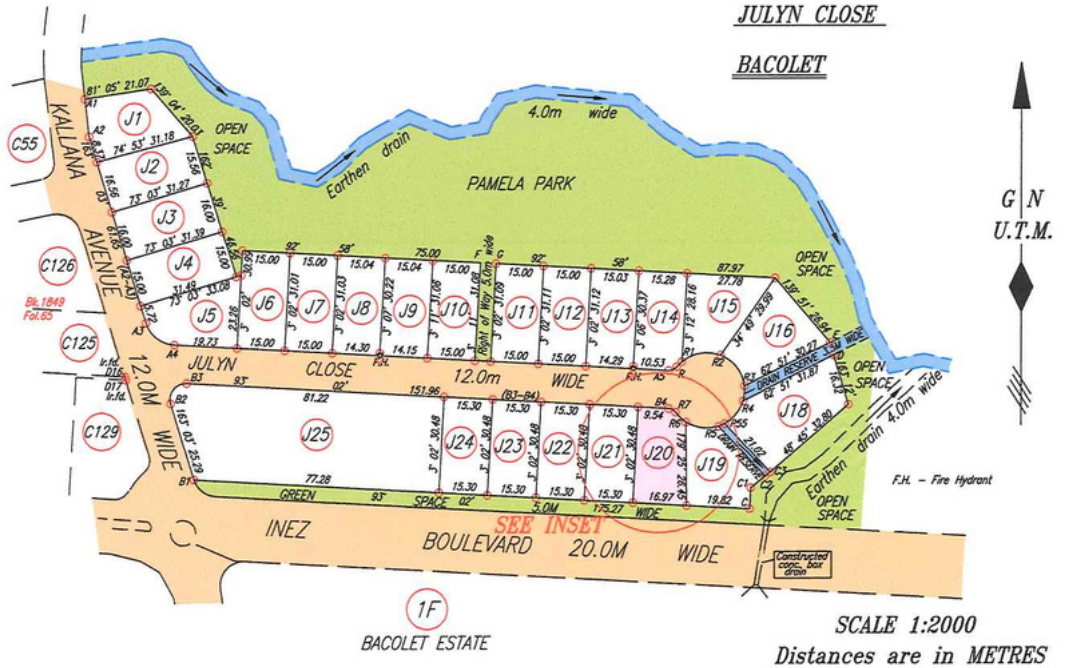
○ Denotes Iron put except where otherwise stated  
Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500  
Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing four hundred and eighty one point four square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



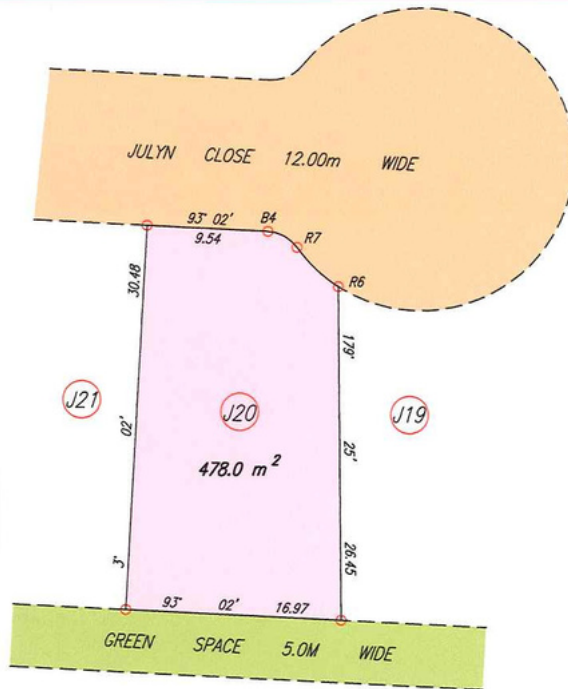
*[Signature]* TTLS  
9th November 2022  
C:\LESS 2019\THE INEZ2022\JULYN CLOSE LOT#J19.dwg FILE NO:71054



INSET

See Plan J.J. 113  
L&S Bk.1861 Fol.124

LEGEND				
From	To	Bearing	Distance	Radius
B4	R7	118°50'	2.61	3.00
R7	R6	133°48'	4.51	12.00



Coordinates of R6 (l.r.pt.): 0748808mE, 1236567mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500  
Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing four hundred and seventy eight point zero square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998.



Trinidad & Tobago Land Surveyor  
C:\LESS 2019\THE INEZ2019\JULYN CLOSE LOT#J20.dwg

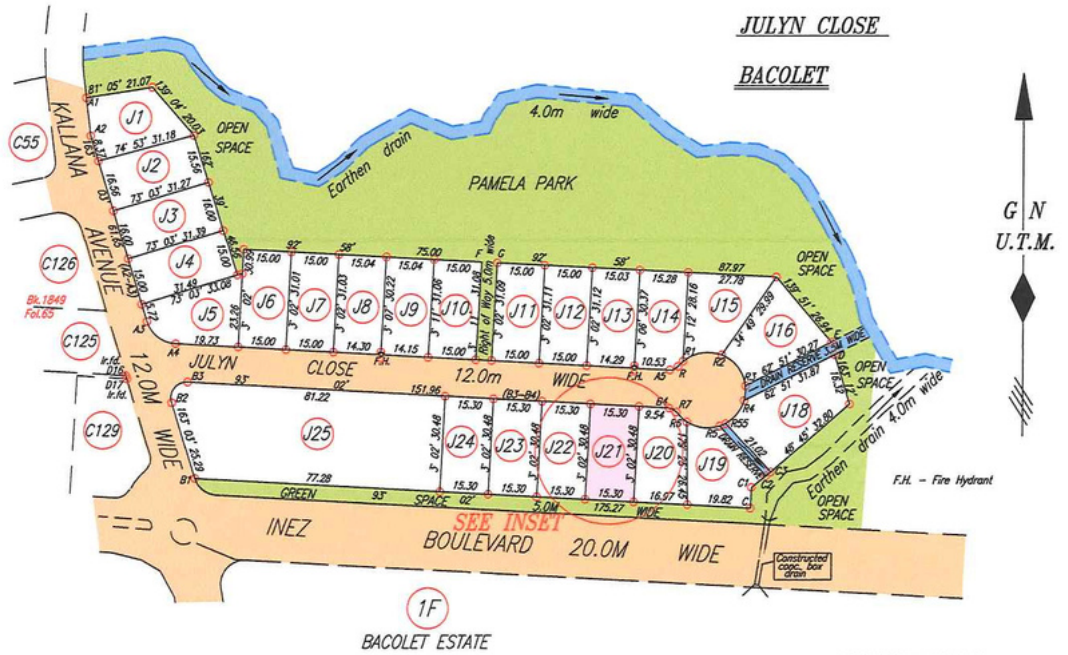
*[Signature]* TTLS

*[Signature]* 9th Nov 2022  
FILE NO:11054

PARCEL 19

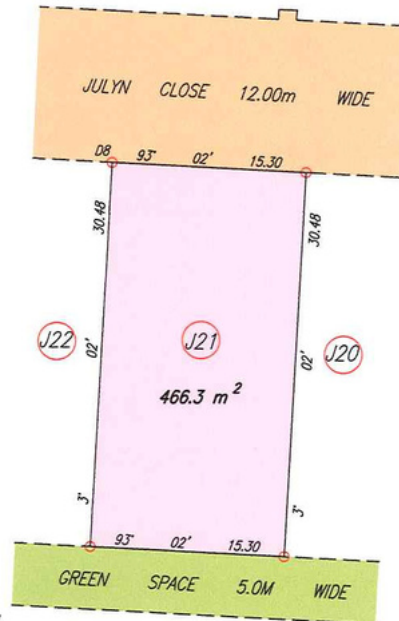
LOT# J20

\$4224,474.40



SCALE 1:2000  
Distances are in METRES

INSET



See Plan J.J. 113  
L&S Bk.1861 Fol.124



Coordinates of D8 (ir.pt.): 0748778mE, 1236574mN  
U.T.M. Zone 20P, Naparima 1955 datum (+/- 3.0m)  
G.P.S. Direct Observation using a Garmin handheld receiver

- Denotes Iron put except where otherwise stated
- Bearings are U.T.M. Grid based on Solar Observations

SCALE 1:500  
Distances are in METRES

PLAN of a Parcel of land coloured pink in the Ward of Tobago  
Containing four hundred and sixty six point three square metres  
Surveyed by me, with due authority, in October 2022 for INEZ Investments Ltd.  
Certified Correct in accordance with Regulation 25 (1) of The Land Surveyors Regulations 1998,



*[Signature]* TTLS

# THE INEZ FAQ'S

**Q:** What kind of area is Bacolet?

**A:** Urban-Rural Area

**Q:** Is Bacolet situated in a prime location?

**A:** It is in close proximity to Scarborough shopping malls, schools and beaches.

**Q:** How developed is the land?

**A:** The land is ready for construction.

**Q:** Can a member purchase more than 1 lot, and if so, what is the maximum no. of lots / the limit?

**A:** Members can purchase more than one lot, providing they can prove the ability to repay comfortably. If you are purchasing the lots via cash, then you can buy two lots.

**Q:** Can I purchase the lots in cash?

**A:** Yes, you can purchase the lots in cash.

**Q:** Can I purchase more than one lot if paying in cash?

**A:** Yes, you can purchase two lots if paying in cash.

**Q:** How will the lots be sold?

**A:** The lots are sold on a first come first served basis.

**Q:** Is there Construction on land already?

**A:** There isn't any construction on the land as yet.

**Q:** Is Bridging financing available?

**A:** The bridging financing isn't available.

**Q:** What are the fees associated with this transaction/loan?

**A:** Members ideally should have all fees applicable to the loan. (Loan fees and legal fees)

**Q:** Where do I have to pay the legal fees for the Mortgage loan?

**A:** Legal Fee- paid directly to an attorney / Loan fees are paid to PSCU.

**Q:** Do I need to be pre-qualified for the loan?

**A:** Yes, you need to be pre-qualified for a loan.

# THE INEZ FAQ'S

**Q:** What is the interest rate for a mortgage?

**A:** The interest rate is fixed at 5%

**Q:** What is the duration of the mortgage?

**A:** The duration of the mortgage is 10-15 years.

**Q:** How long is the process expected to take?

**A:** It is expected that process be completed within 90 days.

**Q:** How can I pay my loan?

**A:** The Loan repayment will only be facilitated through Salary deduction, direct debit and standing order.

**Q:** What is the extent of financing being offered by PSCU?

**A:** PSCU is offering financing up to 90% of the cost of the property.

**Q:** Can the 10% deposit be included in the loan amount?

**A:** The buyer must have a 10% deposit for the property.

**Q:** How can I view the property?

**A:** You can contact our representative **Ms. Lisa Mayers** in Tobago for a viewing of the property. **Contact information: Cell: 788-4297 / Email: lisamayers@gmail.com**

**Q:** Will PSCU pay for the transportation for the person residing in Trinidad wishing to view the property in Tobago?

**A:** Persons residing in Trinidad will have to pay for their own return transportation costs associated with viewing the property.

# CONTACT US

## PORT OF SPAIN

24 SACKVILLE STREET  
PHONE: 623-7570 / 623-8118

## ARIMA

16 COCORITE ROAD  
PHONE: 667-3404 / 667-0815

## SAN FERNANDO

8A NAPARIMA MAYARO ROAD COCOYEA  
PHONE: 652-2529 / 652-2480

## TOBAGO

TLH BUILDING MILFORD ROAD, SCARBOROUGH  
PHONE: 635-0736 / 639-1926

## EMAIL

[BACOLETLAND@PSCUTT.COM](mailto:BACOLETLAND@PSCUTT.COM)

## WEBSITE

[WWW.PSCUTT.COM](http://WWW.PSCUTT.COM)