

Payment Schedule

El Jaguar Residential Community



EL JAGUAR

Projected Payment Schedule Based on Construction Progress

<i>Reservation Fee</i>	<p>\$25,000.00</p> <p>Within seven (7) business days from signing this Contract, the Potential Buyer agrees to transfer a fully refundable deposit to the account of STCR Costa Rica Trust & Escrow Company Limited, S.A</p>
<i>PSA Notification</i>	<p>No payment required (December 2025)</p> <p>Once construction permits for the residential community have been approved. The Developer will send a notification (PSA Notification) and if the Potential Buyer does not sign and return the PSA within ten (10) calendar days of receipt, the Reservation Contract will automatically terminate ("Termination Date").</p>
<i>Initial Deposit</i>	<p>15% of the purchase price minus Reservation Fee</p> <p>To be desposited to the Escrow Account within fifteen (15) business days after Seller provides a copy of the building permites for the project's infrastructure.</p>
<i>Closing Notice</i>	<p>No payment required (April 2026)</p> <p>Seller will send a written confirmation stating that the Condominium is recorded at the Public Registry and the cadastral plan for the lot is duly registered (copies will be sent)</p>
<i>Due Diligence</i>	<p>No payment required (April 2026)</p> <p>Buyer will have 30 days to perform final legal due diligence on the property. Once Due Diligence has been approved, all deposits become non-refundable.</p>
<i>Final Payment</i>	<p>85% of the purchase price (May 2026)</p> <p>Buyes will deposit the balance of the purchase price at the escrow account within thirty-five (35) calendar days after receiving the Closing Notice from the Seller.</p>
<i>Closing</i>	<p>June 2026</p> <p>At Closing, the Seller will receive 70% of the purchase price. The remianing 30% will be held in escrow as warranty holdback to ensure the completion of the infrastructure by September 2026 and common areas by February 2027 within the residential community.</p>