



Cabrits Resort
Kempinski

DOMINICA

Reservation Application





Cabrits Resort
Kempinski

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Reference No. (office use only)

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Section 1

Instructions for Completing the Reservation Application

- (a) Fill in this Reservation Application using block letters and blue ink. All details must be clearly legible.
- (b) Attach or furnish along with the signed Reservation Application, the documents specified in Schedule B.
- (c) Mode of payment should be clearly indicated.
- (d) Tick ONLY the relevant boxes.
- (e) Initial all the pages and sign this Reservation Application.

Section 2

Details of Parties

Details of Range Capital Partners (Dominica) Limited

Registered office:

33 Kennedy Avenue, P.O. Box 1976, Roseau, Commonwealth of Dominica

T: +1 767 612 9091

Email : client.relations@rangedevelopments.com



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Details of Applicant

Name : (Mr/Mrs/Miss) _____

Nationality : _____

Passport No. : _____

(Please attach copy of passport)

Contact Details:

Physical Address : _____

P.O. Box : _____

Office Tel. No. : _____

Residence Tel. No. : _____

Mobile No. : _____

Fax no. : _____

Email : _____



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Pre-Screening Questions

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Have you ever been arrested or convicted of any offence? Yes No

If yes, please provide details: _____

Have you ever served a period of time in jail or detention? Yes No

If yes, please provide details: _____

Have you ever been investigated by any tax authority? Yes No

If yes, please provide details: _____

Have you ever been involved in any personal or corporate bankruptcy or litigation? Yes No

If yes, please provide details: _____

Have you ever been denied an entry visa, been unlawfully present in, or been deported from any country? Yes No

If yes, please provide details: _____

Have you ever applied for citizenship of any country and been denied? Yes No

If yes, please provide details: _____

Have you ever been denied a work permit or residency permit in any country? Yes No

If yes, please provide details: _____

Can you confirm that the funds for this investment have been obtained from completely legitimate sources, and are not, whether directly or indirectly, the proceeds of criminal activities or terrorist funding of any kind? Yes No

If yes, please provide details: _____



Section 3

Information and Ownership Interest Details

A. Information

- (a) For the purposes of this Reservation Application:
- i. “Development” means the design and construction of the Resort as more particularly described in the Sale and Purchase Agreement;
 - ii. “Balance Amounts” means the amounts specified in Part 3 of Schedule A;
 - iii. “Deposit” means an advance payable by the Applicant amounting to 10% of the Purchase Price;
 - iv. “Dominica” means the Commonwealth of Dominica;
 - v. “Escrow Account” means an escrow account established with the Escrow Agent in connection with the Development;
 - vi. “Escrow Agent” means National Bank of Dominica;
 - vii. “Information Pack” means the information pack provided by Range to the Applicant containing, for the Applicant’s informational purposes only, particulars of the Development and other salient details in respect of the Ownership Interest;
 - viii. “Initial Payments” has the meaning set forth in clause 2 of Section 5 of this Reservation Application;
 - ix. “Ownership Interest” means an undivided ownership interest in the Development, which is equal to a 1/800 share in the Development and which will be offered to the Applicant on terms and conditions contained under the Sale and Purchase Agreement;
 - x. “Purchase Price” means the purchase price for an Ownership Interest as specified in Part 1 of Schedule A;
 - xi. “Range” means Range Capital Partners (Dominica) Limited;
 - xii. “Resort” means the luxury hospitality complex to be developed by Range Capital Partners (Dominica) Limited at Cabrits, Portsmouth, Dominica; and
 - xiii. “Sale and Purchase Agreement” means the agreement to be executed between the Applicant and Range Capital Partners (Dominica) Limited with respect to the sale and purchase of the Ownership Interest.



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(b) Range is developing the Development. The Applicant has been provided with the Information Pack.

(c) The Applicant wishes to secure the reservation of an Ownership Interest in the Development and accordingly wishes to make a payment of the Deposit to Range and to make the other payments specified in this Agreement in connection with such reservation.

Section 4

Payments

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The investment amounts payable by the Applicant in connection with the Ownership Interest and related economic citizenship applications (collectively the “Total Investment Amount”) shall be as specified in Part 1 of Schedule A to this Reservation Application. Please note that the Total Investment Amount specified in this Reservation Application does not include the fees of the Applicant’s lawyers and other service providers of the Applicant in connection with the Applicant’s citizenship application.

Further, Range has no control over and shall have no liability arising from any increase in the Total Investment Amount as a result of any increase in, or imposition of additional, taxes, duties or charges by the Government of Dominica.

Payments:

Payment of Deposit and Balance Amounts:

Beneficiary	:	Government of Dominica and Range Capital Partners Dominica Ltd.
Account Number	:	261100033
Beneficiary Bank	:	National Bank of Dominica Ltd.
Beneficiary Bank Address	:	64 Hillsborough Street, Roseau, Dominica
Beneficiary Bank Swift Code	:	NCDMDMDM
Correspondent Bank	:	Bank of America
Correspondent Bank Swift Code	:	BOFAUS3N



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Payment of Citizenship Processing, Due Diligence and Government Fees:

The Applicant shall make independent fee arrangements with the Applicant's selected service providers responsible for the processing of the Applicant's economic citizenship application.

The government charges and taxes in connection with the Applicant's citizenship application shall be remitted to the service providers independently engaged by the Applicant and who are responsible for the processing of the Applicant's economic citizenship application. Range Capital Partners (Dominica) Limited shall not be responsible for ensuring the proper disbursement or utilization of such funds for the intended purposes by the Applicant's selected service providers.

Section 5

Terms and Conditions of Reservation Application

The terms and conditions of Section 1 to Section 5 (inclusive of Schedule A and Schedule B) of this Reservation Application (collectively referred to herein as the "Reservation Application") apply to the Applicant's reservation of an Ownership Interest:

1. This Reservation Application shall come into full force and effect on the date that it has been signed by both the Applicant and Range Capital Partners (Dominica) Limited ("Effective Date").
2. Within forty eight (48) hours from the Effective Date, the Applicant shall pay the Deposit and other payments set forth in Part 2 of Schedule A (together the "Initial Payments"). The Applicant acknowledges and agrees that the Deposit shall be held by the Escrow Agent pending the issuance by the Citizenship by Investment Unit of Dominica of preliminary approval or rejection of the Applicant's application for economic citizenship. The Applicant acknowledges that the other Initial Payments are intended to be applied for the relevant purposes as contemplated in Part 2 of Schedule A. The Applicant acknowledges that any Initial Payments which are paid to the Escrow Agent or to Range are not refundable, except in the circumstances expressly provided for in this Reservation Application.
3. The reservation of an Ownership Interest in favour of the Applicant shall only be made for the Applicant following receipt by the Escrow Agent of the Initial Payments in cleared funds.
4. In the event that the Deposit is not received by the Escrow Agent in full and in cleared funds within the period specified at clause 2 of this Section 5, Range shall, at its option, have the right to terminate this Reservation Application and upon such termination, neither Range nor the Applicant will have any obligations or liability whatsoever towards the other under contract, tort or otherwise.
5. All payments pursuant to this Reservation Application and/or the Sale and Purchase Agreement shall be made in the currencies specified in this Reservation Application and without any deduction, set off or counterclaim whatsoever. If the Applicant is required to deduct any amount from a payment on account of any tax or levy or any other



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reason, the Applicant shall gross up the amounts payable such that the net amounts received by Range are as stated in the relevant part of Schedule A. The Applicant shall also bear all remittance charges in respect of any and all payments such that the required amounts are received in the currencies specified in this Reservation Application net of remittance charges.

6. The terms and conditions relating to the Ownership Interest shall be contained in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall be provided by Range to the Applicant within twenty four (24) hours of the Effective Date. The Applicant shall within seven (7) days of receipt of the Sale and Purchase Agreement sign and return to Range the original signed Sale and Purchase Agreement. The Applicant acknowledges that the Sale and Purchase Agreement is based on a standard form applicable to all other applicants in respect of Ownership Interests in the Development and that accordingly no deviations from or amendments to the standard form will be acceptable to Range.
7. The Applicant acknowledges that the Applicant's application for economic citizenship cannot be lodged unless and until the original signed Sale and Purchase Agreement has been delivered to Range. The Applicant further acknowledges that any delay in delivery of the original signed Sale and Purchase Agreement will lead to delay in processing of the Applicant's citizenship application and that Range shall not be liable for any loss or damage to the Applicant arising from such delay.
8. Upon the execution of the Sale and Purchase Agreement by the Applicant and Range, the Sale and Purchase Agreement shall replace this Reservation Application in all respects.
9. The Applicant makes the following representations and warranties:
 - 9.1 all information provided by the Applicant pursuant to this Reservation Application (including the documents to be provided pursuant to Schedule B) is complete, accurate, true and not misleading in any respect;
 - 9.2 where documents provided by the Applicant are required to be certified, authenticated, legalized or translated, then such certification, authentication, legalization or translation has been duly and properly procured in accordance with the terms of Schedule B and any applicable laws;
 - 9.3 the Applicant will immediately provide Range with all information which Range may require from time to time;
 - 9.4 the Applicant will immediately inform Range in writing of any material changes to the information the Applicant has provided to Range including, but not limited to, the Applicant's contact details;
 - 9.5 neither this Reservation Application or the Information Pack or the Sale and Purchase Agreement constitutes, in any jurisdiction to which the Applicant is subject, a recommendation or promotion or an offer to sell or invitation to purchase securities or any other investments relating to the Development nor does it constitute, in any jurisdiction to which the Applicant is subject, the provision of investment advice or investment services or legal, tax or other advice of any kind;



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- 9.6 the entry into this Reservation Application and/or the receipt of the Information Pack or the Sale and Purchase Agreement by the Applicant is not prohibited or regulated in the jurisdiction to which the Applicant is subject; and
- 9.7 the Applicant enters into this Reservation Application having relied solely on its own due diligence and its own independent professional advice as to the legal and economic risks and consequences of entering into the proposed arrangements.
10. Subject to the payment of the Initial Payments and the receipt by Range of the signed Sale and Purchase Agreement and the accompanying documents referred to in Schedule B in respect of the Applicant (and any of the Applicant's proposed beneficiaries), Range shall co-operate and liaise with the lawyers and/or service providers in Dominica, selected and engaged by the Applicant to undertake the processing of citizenship applications to ensure that the Applicant's application for citizenship of Dominica pursuant to the Citizenship by Investment Program is lodged with the Citizenship by Investment Unit. The Applicant acknowledges that Range cannot and does not guarantee that the citizenship application shall be successful and further acknowledges that the approval of citizenship applications is entirely at the discretion of the Government of Dominica.
- Range shall not be under any obligation to ensure proper performance by the Applicant's selected lawyers and/or service providers of their professional obligations to the Applicant. The Applicant shall make independent fee arrangements with the Applicant's selected lawyers and/or service providers responsible for the processing of the Applicant's economic citizenship application.
11. Upon receipt of a preliminary approval from the Citizenship By Investment Unit of the Government of Dominica of the Applicant's application for economic citizenship ("CBI Approval"), Range shall notify the Applicant in writing of such approval ("Approval Notice"). The Applicant shall within seven (7) days of the Approval Notice pay the Balance Amounts as set forth in Part 3 of Schedule A. The Deposit and the Balance Amounts shall thereafter be dealt with in accordance with the terms and conditions of the Sale and Purchase Agreement. The Applicant acknowledges and agrees that if the Balance Amounts are not received within the period stated in this clause 12 then the CBI Approval may lapse by reason of delay in payment of the Balance Amounts.
12. If the Applicant's application for economic citizenship pursuant to the Dominica's economic citizenship program is rejected by the relevant governmental authorities of Dominica, then Range may by written notice to the Applicant or the Applicant by written notice to Range terminate the Sale and Purchase Agreement. Range shall within fourteen days of the date of termination of the Sale and Purchase Agreement as aforesaid procure the refund of an amount equivalent to one hundred percent (100%) of the Deposit to the Applicant. The Applicant acknowledges that no refund will be due or payable in respect of Initial Payments other than amount equivalent to one hundred percent (100%) of the Deposit. Upon such termination of the Sale and Purchase Agreement and refund of the Deposit as aforesaid, all rights and obligations between Range and the Applicant shall stand terminated and thereafter neither Range, the Escrow Agent, nor the Applicant will have any obligations or liability towards each other under contract, tort or otherwise.



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13. This Reservation Application is personal to the Applicant. The delegation, transfer or assignment by the Applicant of any or all of the Applicant duties or rights hereunder shall be void unless Range's prior written consent has been provided.
14. The Applicant acknowledges and understands that the Applicant shall be required to comply with any applicable legal and regulatory requirements (including requirements for registration by signing all requisite documents and submitting all necessary information) in connection with the Ownership Interest. The Applicant shall comply with all legal and regulatory requirements (including signing all requisite documents and submitting all necessary information) within such time frame advised by Range to the Applicant.
15. Nothing contained in this Reservation Application or the Information Pack shall be deemed to be a representation or a warranty from Range to the Applicant with respect to the Development or the Ownership Interest.
16. This Reservation Application may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of this Reservation Application.
17. This Reservation Application shall be governed by and construed in accordance with the laws of Dominica.
18. Any disputes arising in connection with this Reservation Application shall be submitted to the exclusive jurisdiction of the Eastern Caribbean Supreme Court.



Schedule A - Part 1

Total Investment Amount

Type of Payment	Breakdown of Payments	Total Amount in USD
Purchase Price of Ownership Interest:		
a) Deposit	\$22,000	\$220,000
b) Balance of Purchase Price	\$198,000	
Government Fees for Real Estate Option:		
a) Main applicant only	\$25,000	\$
b) Main applicant with up to 3 dependents	\$35,000	
c) Main applicant with up to 5 dependents	\$50,000	
d) Main applicant with up to 6 dependents and more	\$70,000	
Sub total		\$
Professional fees*		\$
Government processing fees	\$1,000	\$
Due diligence fees		
a) For the main applicant	\$7,500	\$
b) For the spouse and each dependent of an applicant above 16 years old	\$4,000	\$
Share registration fee	\$8,800	\$
Certificate of Naturalisation, including stamp fees, per each applicant	\$250	\$
Cost of expedited process for passport for each applicant	\$1,200	\$
Total Investment Amount		\$

* Professional fees for citizenship processing are payable for all applications and will vary depending on the number of dependents.



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Schedule A - Part 2

Initial Payments

Type of Payment	Total Amount in USD
Deposit	\$22,000
Professional fees	\$
Government Processing fees	\$
Due Diligence Fees	\$
Initial Payments	\$

Schedule A - Part 3

Balance Amounts

Type of Payment	Total Amount in USD
Balance of Purchase Price of Ownership Interest	\$198,000
Government Charges and Fees (as may be applicable)	\$
Balance Amounts	\$



Dominica Citizenship & Passport Application

Required Documents

For each family member:

- Form D1: For all applicants over the age of 16, Disclosure Form completed in duplicate
- Application Form 12 completed in duplicate and sworn before a Justice of the Peace, Commissioner or Notary Public. Parents or a legal guardian of applicants under the age of 18 sign Application Form 12 on a minor's behalf
- Form D2: For applicants over the age of 16, original finger prints to be provided. Parents or a legal guardian of applicants under the age of 18 sign Application Form D2 on a minor's behalf
- For applicants over the age of 16, original police clearance certificates, or a similar document provided by a law enforcement agency, from country of birth and country of residence, country of citizenship and countries resided in for more than 6 months
- For children between ages 12 and 15, a sworn affidavit by parent confirming that child does not have a criminal record
- Form D3: Medical certificate completed by a registered medical practitioner, original HIV and other medical test results
- Certified copy of Passport/s
- Two certified copies of birth certificate
- Certified copy of National ID card, if applicable
- Certified marriage or divorce certificates where applicable
- Certified copy of university/college diploma(s) where applicable
- For applicants between ages 18 and 30, an original or notarized letter from university/college confirming enrollment
- For all employed applicants, a letter of employment specifying current occupation
- If the applicant is self-employed, the applicant must provide most recent incorporation documents: certificates of incorporation, trade license, share certificates, where applicable
- Original professional reference letter by a lawyer or a chartered accountant. Referee should be acquainted with the applicant's business/employment for at least three years
- Original bank statements from an internationally recognized bank for past twelve (12) months, stamped by bank
- Eight passport size photos (white background). Four are certified
- Passport Application Form
- For applicants over the age of 18, driver's license or affidavit.
- Oath of Allegiance. Parents or a legal guardian of applicants under the age of 18 sign Oath of Allegiance on minor's behalf.

Additional documents for the main applicant:

- A detailed Resume
- Letter addressed to the Honorable Minister responsible for Citizenship stating the reason(s) for applying for Dominica Citizenship
- Sales and Purchase Agreement
- Reservation Application Form
- Affidavit of Financial Support per dependent over the age of 18 (except spouse)
- Address confirmation (Utility bill)
- Power of Attorney



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Execution Page:

Signature of Applicant	
Name	
Date	

Signature of Authorized Signatory of Range Capital Partners (Dominica) Limited	
Name	
Date	

The "Cabrits Resort Kempinski Dominica" is developed, marketed and sold by Range Capital Partners (Dominica) Limited, a company independent from the Kempinski group, and the "Kempinski" name is used by the developer under a license from Kempinski Hotels SA. The role of the Kempinski group is limited to the management of the hotel. The issue of this Reservation Application shall not be deemed to be any form of commitment to proceed with any transaction. In particular, but without prejudice to the generality of the foregoing, no representation or warranty is given by the developer and the hotel operator as to the achievement or reasonableness of any projections, estimates, prospects or returns contained in or which can be inferred from this Reservation Application.



Dominica:
33 Kennedy Avenue,
P.O. Box 1976, Roseau,
Commonwealth of Dominica
T: +1 767 612 9091

Dubai:
Boulevard Plaza, Tower 2,
Office 1104, Burj Khalifa Community,
Downtown, P.O. Box 450341,
Dubai, United Arab Emirates
T: +971 4 325 3447
F: +971 4 325 3448

St. Kitts:
Suite 1, Banana Bay Complex,
Christophe Harbour, S.E. Peninsula,
P.O. Box 2472, St. Kitts, West Indies
T: +1 869 762 5042
+1 869 762 7275

Saint Lucia:
Suite No 2, Rodney Bayside Building,
Rodney Bay, Gros-Islet, Saint Lucia
T: +1 758 488 8203

client.relations@rangedevelopments.com

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