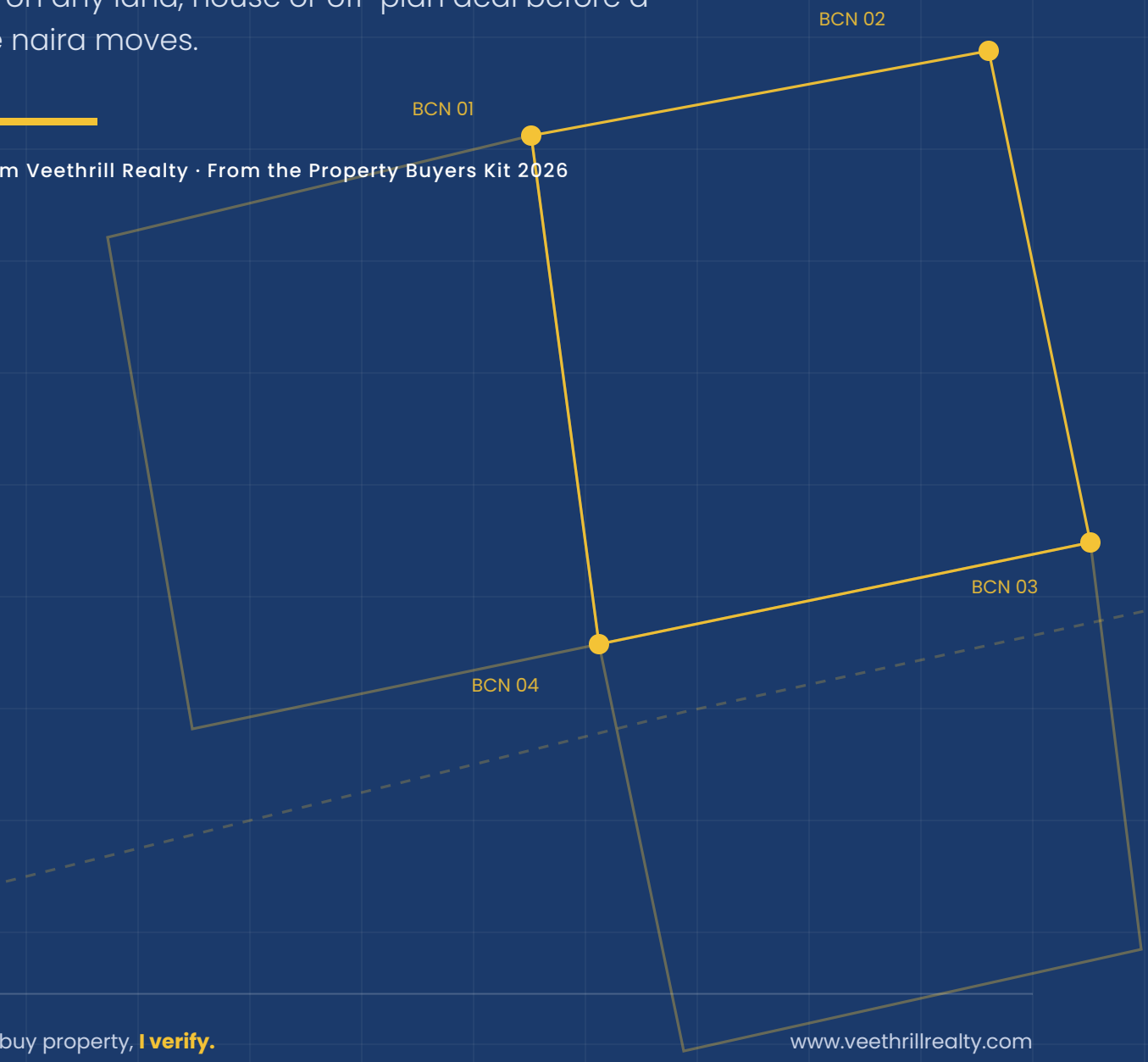
VeeThrill
REALTY

2026 EDITION

THE 10-MINUTE NIGERIAN PROPERTY

Red-Flag Checklist

Run it on any land, house or off-plan deal before a single naira moves.



Free from Veethrill Realty · From the Property Buyers Kit 2026

The 10-Minute Red-Flag Check

Use this on any property **before any money moves**. It won't verify a title. Only an official search and a qualified professional can do that. But in ten minutes it will tell you whether a deal deserves more of your time, or needs to slow down.

A red flag is not proof of fraud. It means *pause, ask and verify*. Tick every line you can honestly answer "yes" to.

Minutes 1–2: The Person

☐ The seller's valid ID matches the name on the title document, or there's a documented chain explaining the difference

☐ I can speak to or meet the actual owner, not only a relative or agent

☐ The agent has a written mandate from the owner or developer

☐ If it's a company: the name and RC number check out on the CAC public search

☐ If it's family land: the family head and principal members will all sign

Minutes 3–4: The Paper

☐ Originals exist and can be presented. I'm not only being shown photocopies or WhatsApp images

☐ The seller will allow **my own lawyer** to conduct an official search

☐ Names, plot numbers and sizes match across the title, survey plan and receipts

☐ No one has said "the documents are processing, just pay now"

Minutes 5–6: The Place

☐ My own registered surveyor will be allowed to locate the beacons

☐ Nobody else is occupying, farming or building on the land

☐ No "not for sale" inscriptions or government notices on or near the site

☐ There's physical access to the plot

☐ My surveyor will confirm which **state** the plot is actually in (near Abuja or Lagos, it may be in Nasarawa, Niger or Ogun)

Minutes 7–8: The Money

☐ Payment will go to the owner's or company's **own** account

☐ Bank details haven't been "updated" by message

☐ Nobody is pressuring me to "pay today or lose it"

☐ I've asked whether ground rent, bills and levies are up to date

☐ No cash above ₦5 million (₦10 million for a company) outside a bank, and any payment to a third party is backed by a direction signed by the seller

Minutes 9–10: The Exit and the Finish

☐ Any early commitment is small, receipted by the principal, and refundable in writing

☐ I know what happens to my money if the checks reveal a problem

☐ I haven't been told to skip a lawyer or surveyor

☐ On the day I pay, I'll receive the signed deed and power of attorney, the seller's originals and signed consent forms, not just a receipt

☐ Someone is named to handle stamping, consent and registration, with dates

Your score

Unticked boxes	What it means
0	Good start. Now do the full due diligence (search, survey, legal review) before paying.
1–3	**PAUSE AND VERIFY** Resolve each one in writing before going further.
4 or more	**DO NOT PROCEED UNTIL RESOLVED** Get professional advice before committing anything.

FOUND A RED FLAG? HERE'S WHAT TO DO NEXT.

The complete **Veethrill Property Buyers Kit** shows you exactly how to resolve each one: the Document Decoder, the official search process for Abuja and Lagos, the 30-point site inspection, the True Cost worksheet, what to collect on the day you pay, how to perfect your title, 34 red flags, 13 worksheets, a State-by-State Supplement and **The Veethrill 8-Point Property Check.**

Want the complete Property Buyers Kit? Get it at www.veethrillrealty.com, or WhatsApp +234 706 223 7609.

Educational checklist, not legal advice. It doesn't replace an official search or advice from a qualified lawyer, registered surveyor or other professional. Procedures vary by state. © 2026 Veethrill Brands & Partners Realty Ltd. (RC 9617742).

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Before I buy property,
I verify.

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