

**TERMS AND CONDITIONS**

The undersigned Buyer, has read, understood and freely agreed with the following terms and conditions of this Reservation Agreement (R.A.).

1. This R.A. shall continue to be valid if I pay the downpayment schedule which will start, 30 days from the date of reservation. If no such payment is made, this R.A. shall be automatically cancelled and my/our reservation fee shall be forfeited, without need of notice or advice.
2. Payment of DP/equity shall be strictly in accordance with the stated schedule; otherwise, the penalty of 36% per annum (computed daily) shall be imposed and charged against me/us, and without prejudice to the right of the developer to cancel and terminate this R.A. In the event of said termination, all my/our other payment/s for the purchase of the subject lot/housing unit shall be automatically forfeited.
3. In case of the loan approved by the bank or financing institution be less than the approximate or projected loan mentioned, the difference thereof shall be treated as my/our additional equity obligation which I/we promise to pay within the thirty (30) calendar days from the date of notice of approval of my/our loan. On the other hand, should the approved loan be more than the aforesaid approximate loan, the excess shall be refunded to me/us within thirty (30) days from the date of release of the loan.
4. Prices of lots/house and lot package are subject to change without prior notice. However, no such change in prices shall affect this R.A. if I/we pay my/our equity strictly in accordance with the stated schedule.
5. This R.A. may also be cancelled and terminated at the option of the Owner/Developer if I/we do not comply with the following undertakings:
  - (a.) Submission of the complete set of documents as enumerated above on or before the fourteenth day from the date of signing of this R.A. and compliance with the existing policies for housing loan applicants. Should the developer decide or opt to accept late submission of documents, one half or 50% discount, if any, given to me/us shall be automatically forfeited, without the need of any notice of advise;
  - (b.) Failure on my part to pay any instalment on the downpayment/equity as stated;
  - (c.) Failure to sign the prescribed Contract to Sell.
  - (d.) Withdrawal on my/our part from this Reservation Agreement for any reason whatsoever.
6. All my/our payments should be made at the Accounting Dept. of the above-named Project Owner/Developer. Any payment elsewhere and/or to an unauthorized person shall be honoured or recognized only upon its actual remittance.
7. The payment of monthly amortizations subsequent to the full payment of equity or downpayment shall commence, without further notice and with or without Contract to sell.  
  
The aforesaid monthly amortization shall commence and be paid to the Project Owner/Developer even during the pendency of my/our loan application and approval by the bank or financing institution and regardless of whether or not corresponding Contract to Sell is already executed. The amount of said monthly amortizations shall be computed based on the preferred amortization plan under the applicable schemes (Pag – ibig, Tower Bank, etc.) with the interest rate charged there under and the penalty of 3% per month on delayed amortizations.
8. The payment of monthly maintenance fee upon 20% payment of TCP shall be paid on monthly or yearly basis; non payment of which will be subject to 5% penalty compounded monthly.
9. Should there be any increase or decrease in actual area of the lot reserved by reason of government regulation and/or any change in the subdivision plan or technical description, or simply by reason of honest mistake or inadvertence I/we agree to pay the amount corresponding to the increase in area or be refunded with the price per square meter in case of decrease in area, and to whatever needed technical correction/s.
10. This R.A. is not valid without the approval of the above-named Project Owner/Developer. In the event, this R.A. is disapproved within the aforesaid five-day period, the reservation fee shall be returned to me/us within a similar period of five (5) working days from the date of disapproval.
11. I further certify that I have fully understood the contents of this R.A. and all the consequences of any breach or violation hereof; and, that any warranty or representation made to me/us by the agents in connection with this reservation shall not be binding on both the Project Owner/Developer, if the same in not part of the warranties or representations made by said companies through authorized personal or recognized advertising/marketing materials and this R.A. shall not be considered as changed, TDMC/Project Owner/Developer modified, altered, or any way amended by acts of tolerance of unless such changes, modifications or amendments are made in writing and signed by duly authorized officers or representatives of said companies.
12. Any provision to the contrary notwithstanding, I/we likewise agree or acknowledge that the developer has the right extra judicially cancel this Reservation for any cause whatsoever anytime before issuance of the corresponding Contract to Sell provided that a written notice of such cancel or rescission is given to me/us and all payments made by virtue hereof are duly refunded.

**CERTIFICATION**

I/We agree to the terms and conditions governing this sale transaction. I further attest to the correctness of my/our personal information stated in this application.

I/we fully understand the \_\_\_\_ - year zero interest will remain in effect unless I/we default (consecutive or not) in three(3) monthly instalments whether in down payment portion or monthly amortization. In which case, there will be annual interest of 18% (diminishing balance) on the remaining balance.

**NOTED BY:**

		_____ Sales Person / Sales Agent
_____ BUYER	_____ Date Signed	_____ AVP - Sales
_____ SPOUSE	_____ Date Signed	_____ VP - Sales
RECOMMENDING APPROVAL:	_____ TDMC	_____ Date Signed
APPROVED:	_____ DEVELOPER'S AUTHORIZED REPRESENTATIVE	_____ Date Signed

# RESERVATION AGREEMENT

**\*WRITE ALL ENTRIES IN CAPITAL LETTERS**

R.A. #
O.R #

- ROCKAVILLA REALTY & DEVELOPMENT CORPORATION   
  ROCKA FILIPINA LAND, INC.   
  STA.MARIA PROPERTIES & HOLDINGS CORPORATION

## PROPERTY INFORMATION

Project   
  House and Lot   
  Lot Only   
  House Construction

Phase	Block	Lot	Area	Price per sq.m.	Total
					P
Type	House Model	Floor Area	Price per sq.m.	Discount Specify: _____	P ( _____ )
				House Price	P
				Total Contract Price	P

Payment Scheme   
  Cash   
  Pag – ibig   
  Tower Bank   
  In – house   
  Others

	SCHEDULE OF DOWN PAYMENT				Balance on TCP	P
	Required DP( %)	P	Amount	Monthly Amortization	Terms of payment	
					Date	Amount
Processing Fee	P	P			P	
Less: Reservation Fee	P ( _____ )	P			P	
Less: Discount, if any	P ( _____ )	P			P	
<b>Net Downpayment</b>	P	P			P	

## BUYER'S PERSONAL INFORMATION

Buyer's Name (Surname, Given name, Middle name)

Birthday (mm – dd - yyyy)  
 -  -

Spouse Name (Surname, Given name, Middle name)

Birthday (mm – dd - yyyy)  
 -  -

Address (House no., Street, Barangay, Municipality, Province)

Residence Telephone no.       
 Mobile no.     -  -

Occupation

Email Address

Company Name

Monthly Income       
 Office Telephone no.   

## REQUIREMENTS

- |  |  |
|--|--|
| <input type="checkbox"/> Housing Loan Application<br><input type="checkbox"/> Latest Pay slip<br><input type="checkbox"/> Notarized Certificate of Employment and Compensation<br><input type="checkbox"/> Contract of Employment (for OCW)<br><input type="checkbox"/> Latest Income Tax Return with W2<br><input type="checkbox"/> 3 ID Pictures<br><input type="checkbox"/> DTI Cert. of Registration | <input type="checkbox"/> Proof of Billing with Brgy. Certificate<br><input type="checkbox"/> Photocopy of Birth Certificate/Marriage Contract<br><b>(for married applicant)</b><br><input type="checkbox"/> Special Power of Attorney, for OFW<br><input type="checkbox"/> Valid I.D.<br><input type="checkbox"/> Lot Plan<br><input type="checkbox"/> Latest Mavor's Permit<br><input type="checkbox"/> Audited Financial Statement |
|--|--|
- Additional Requirements for Self-Employed**

Saturation     Walk – in     Office     Site  
 Source of Sale     Open House     Referral     Mall Exhibit     Internet Selling