

WELCOME!

PHIRST PRODUCT KNOWLEDGE SEMINAR



PHIRST PARK HOMES
INCORPORATED

CENTURY PROPERTIES GROUP INC.



J E B A

Founded in 1986 by
AMB. JOSE E.B ANTONIO
Chairman

The only Philippine real estate firm that has secured major partnerships with international global brands

Listed on the Philippine Stock Exchange (CPG) with a market capitalization of approximately Php 10 billion



CPGI DEVELOPMENTS

Azure Urban Resort Residences
Bicutan



Acqua Private Residences
Pasig



Trump Tower at Century City
Makati



Century Spire Residences
Makati



Milano Residences
Makati



Gramercy Residences
Makati



Knightsbridge Residences
Makati



Azure North
Pampanga

MITSUBISHI CORPORATION

Mitsubishi Corporation (MC) develops and operates businesses across virtually every industry such as:

1. Global Environmental & Infrastructure
- 2. Industrial Finance, Logistics & Development**
3. Energy Business
4. Metals
5. Machinery
6. Chemicals
7. Living Essentials



With over 200 offices and subsidiaries in 90 countries and regions globally and a network of 1,300 group companies.

We want you to be part of our PHirst story...



PHIRST PARK HOMES
I N C O R P O R A T E D



PHIRST PARK HOMES INCORPORATED



R M C

RICKY M. CELIS
PHirst Park Homes Inc.
President

PHirst Park Homes Incorporated (PPHI) is a joint venture company of Century Properties and Mitsubishi Corporation.

The company aims to establish itself as a premium brand for first home development. PPH envisions to be the leader not only in building affordable quality homes but also providing the platform to live a high quality lifestyle without costing too much.



PHIRST PARK HOMES
INCORPORATED

What makes us different?



COMPLETE

fully-finished homes with provision for expansion

CONCEPTIVE

amenities that go beyond the basic

CONNECTED

essentials through our transport hub & WiFi nodes

CONVENIENT

buying & selling experience made easy

OUR PROJECTS



Brgy. Tanauan, Tanza, Cavite
along Governor's Drive
Launched **May 27, 2017**
26.3 Hectares



Brgy. San Lucas, Lipa, Batangas
at the back of LIMA Techno Park
Launched **May 26, 2018**
19.9 Hectares



Brgy. San Ignacio, San Pablo City,
Laguna near Meralco
To Launch **March 2019**
18.5 Hectares

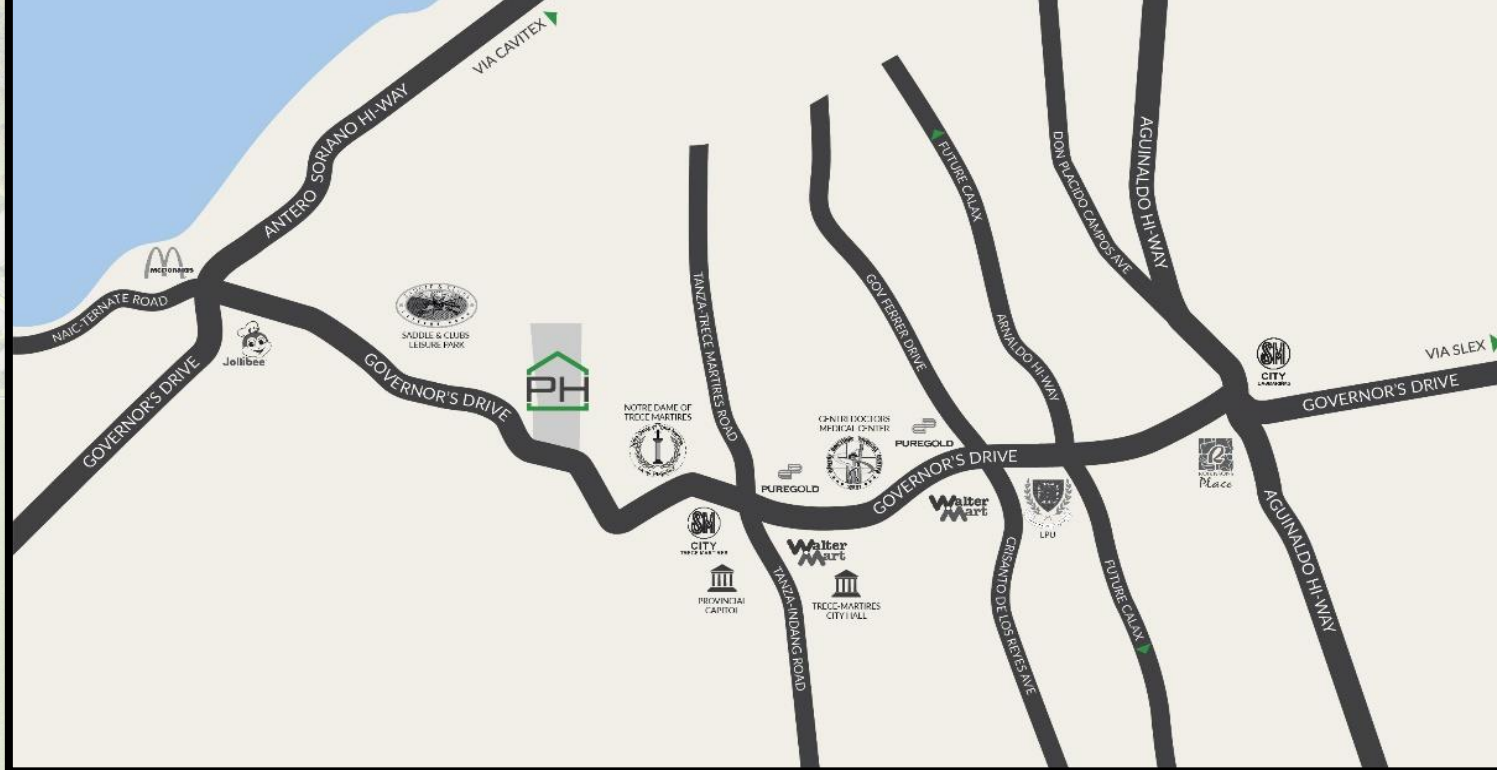


PHIRST
PARK HOMES

Tanza

A FIRST THAT LASTS

INDUSTRIAL ZONE



Accessible via 3 main avenues:

Manila-Cavite Expressway
Governor's Drive to & from Aginaldo
Governor's Drive Extension

COMMON LANDMARKS

5 km to SM City Trece Martires; Walter Mart; Puregold
5.5 km away from Cavite Provincial Capitol
45 to 50 km to Ninoy Aquino International Airport

HOSPITALS

6 km to General Emilio Aguinaldo Memorial Hospital
9.5 km to GenTriDoctors Medical Center
10.2 km to GenTriMedical Center and Hospital

SCHOOLS

10.6 km to Lyceum Cavite
3 km to Notre Dame of Trece Martires

INDUSTRIAL CENTERS

26 km to Cavite Export Processing Zone in Rosario, Cavite
19 km to First Cavite Industrial Estate in Dasmariñas, Cavite
14 km to Gateway Business Park in General Trias, Cavite

LEISURE PARKS

11 km to Sherwood Hills Golf Course in Trece Martires
13 km to Eagle Ridge Golf and Country Club



Lipa

A FIRST THAT LASTS

Accessible via 3 main exits:

- Malvar Exit
- Balete Exit
- Lipa Exit

SCHOOLS

- De La Salle Lipa
- Batangas State University
- Jose Rizal University Lipa
- St. Joseph Seminary College

COMMERCIAL/RETAIL

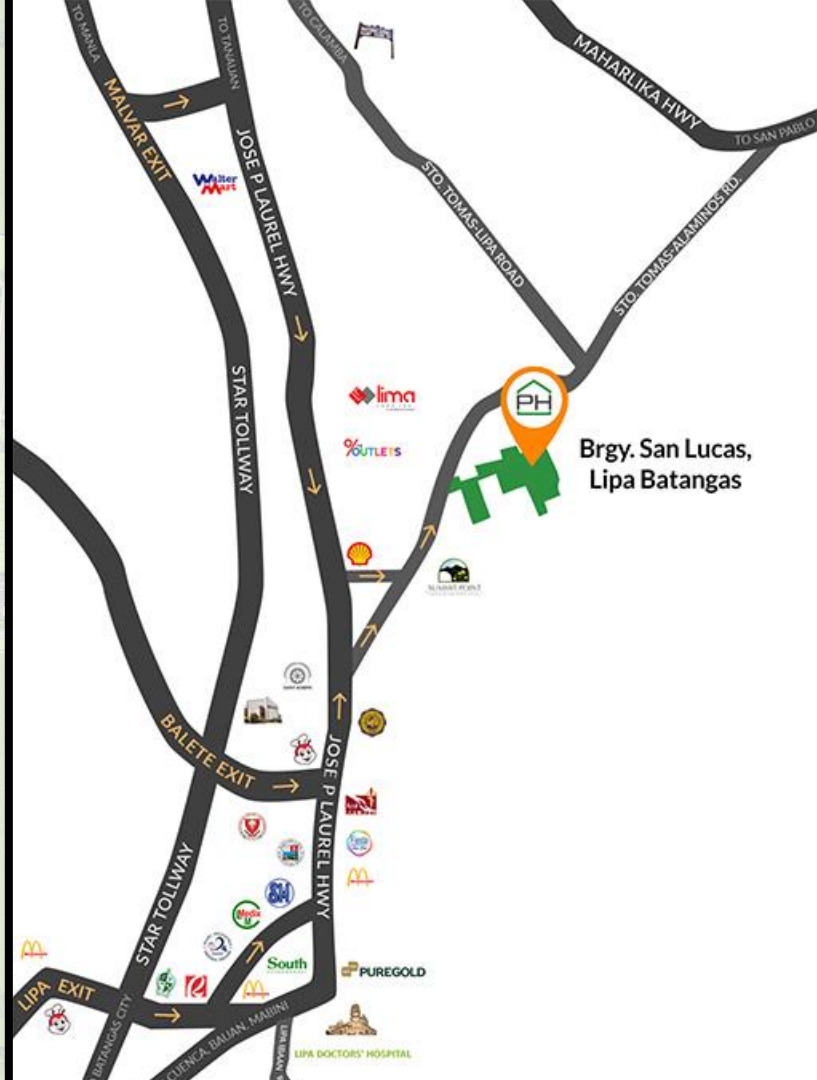
- The Outlets at Lipa
- Fiesta World Mall
- SM City Lipa
- Robinsons Place Lipa
- Walter Mart
- Puregold
- South Supermarket

PLACES OF WORSHIP

- Padre Pio National Shrine
- Lipa City Cathedral
San Sebastian
- Sto. Nino Parish Church

HOSPITALS

- Mary Mediatrix Medical Center
- Lipa Medix Medical Hospital
- Metro Lipa Medical Center
- Lipa Doctor's Hospital





PHIRST
PARK HOMES
San Pablo
A FIRST THAT LASTS

Accessible via Sto. Tomas Exit

Schools

- Academia de San Ignacio de Loyola
- SPC National High School
- SPC Science High School
- Blue Danube School, Inc.
- STI College

Leisure

- SM City San Pablo
- Bato Springs Resort

Dining

- Jollibee
- Chowking
- Max's Restaurant

Supermarket

- Liana's Supermarket
- Puregold

Hospitals

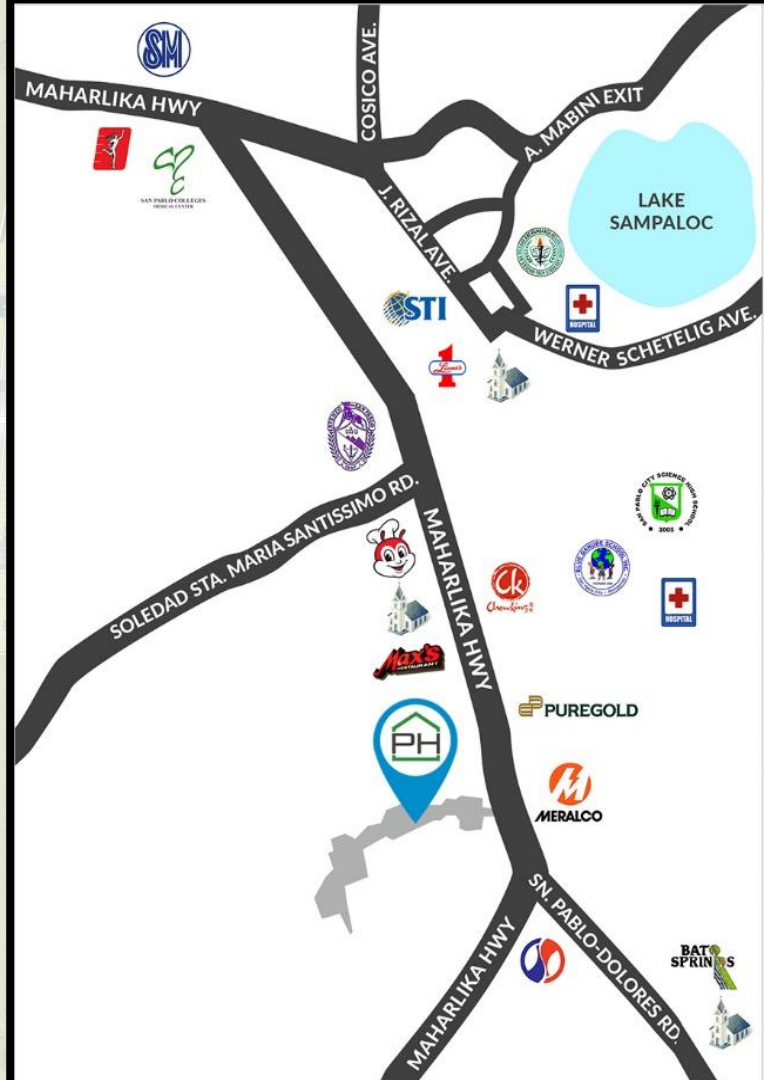
- Panlalawigan Pagamutan ng San Pablo
- SPC Medical Center
- SPC General Hospital

Churches

- National Shrine of Our Lady of Sorrows
- Cathedral of San Pablo
- St. Francis of Assisi Parish

Others

- Mercury Drugstore
- Meralco
- National Food Authority



CENTRAL AMENITY PARK



Exciting activities for the family at the central amenity area with the following features:

1. Clubhouse with Function Rooms, Multi-purpose Hall, **Karaoke, WiFi Internet**
2. Car Parking & Bicycle Racks
3. Swimming Pool with Deck Pavilion & **Kiddie Pool**
4. Showers and Changing Rooms
5. **Water Play**
6. Outdoor Basketball Court
7. Pavilion
8. Picnic Lawn
9. **Skate Park**
10. **Open Air Cinema**

EXPANDED LEISURE AREAS THROUGHOUT THE COMMUNITY



Activity Nodes with:

a. Children's Playground

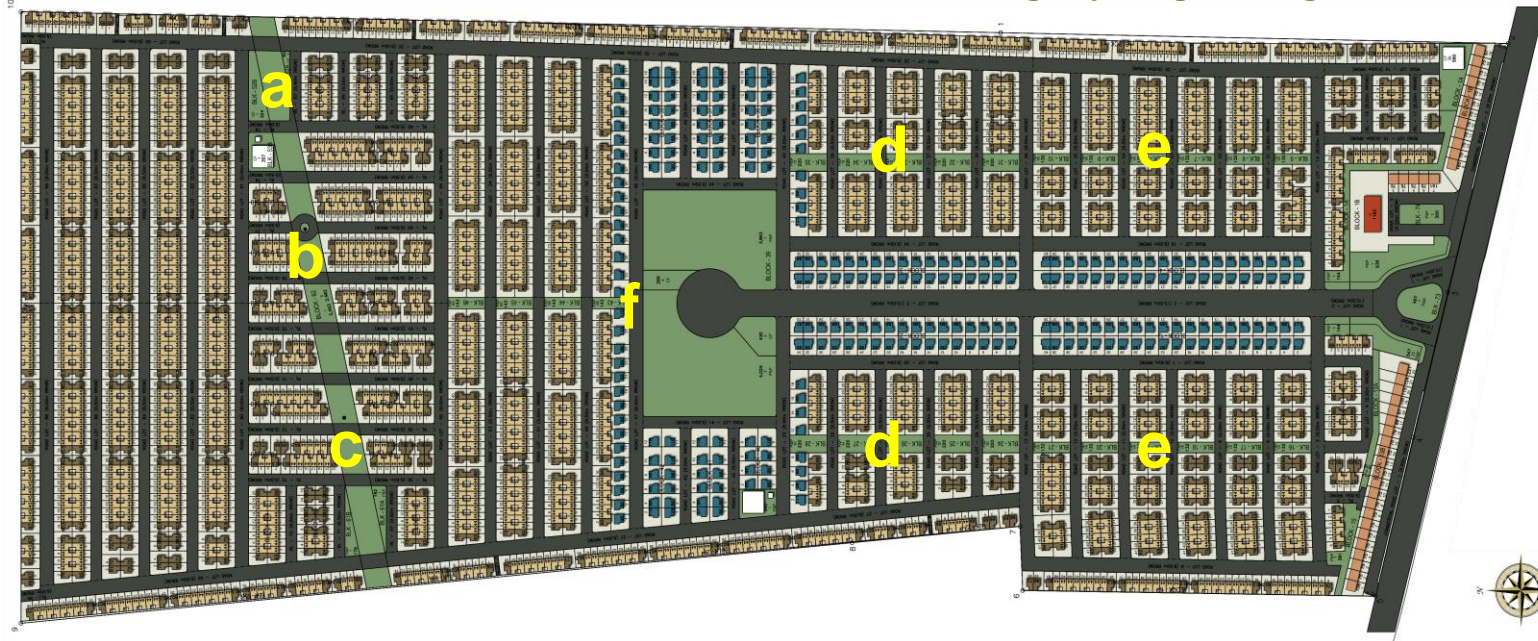
b. Bark Park

c. Foot Reflexology Park

d. Outdoor Gym

e. Seating Alcoves with Wi-fi

f. Walking, Cycling, Biking Path

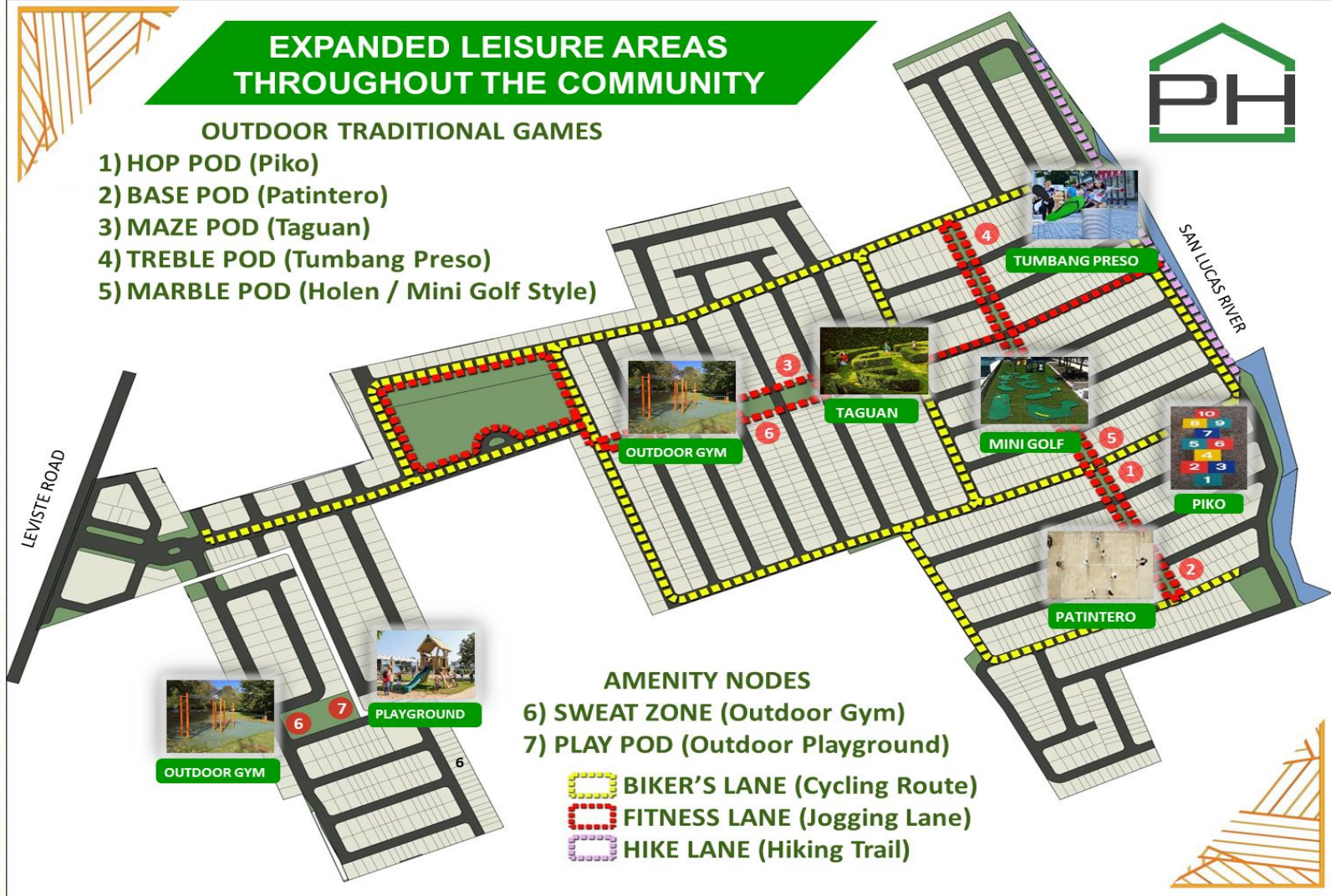


EXPANDED LEISURE AREAS THROUGHOUT THE COMMUNITY



OUTDOOR TRADITIONAL GAMES

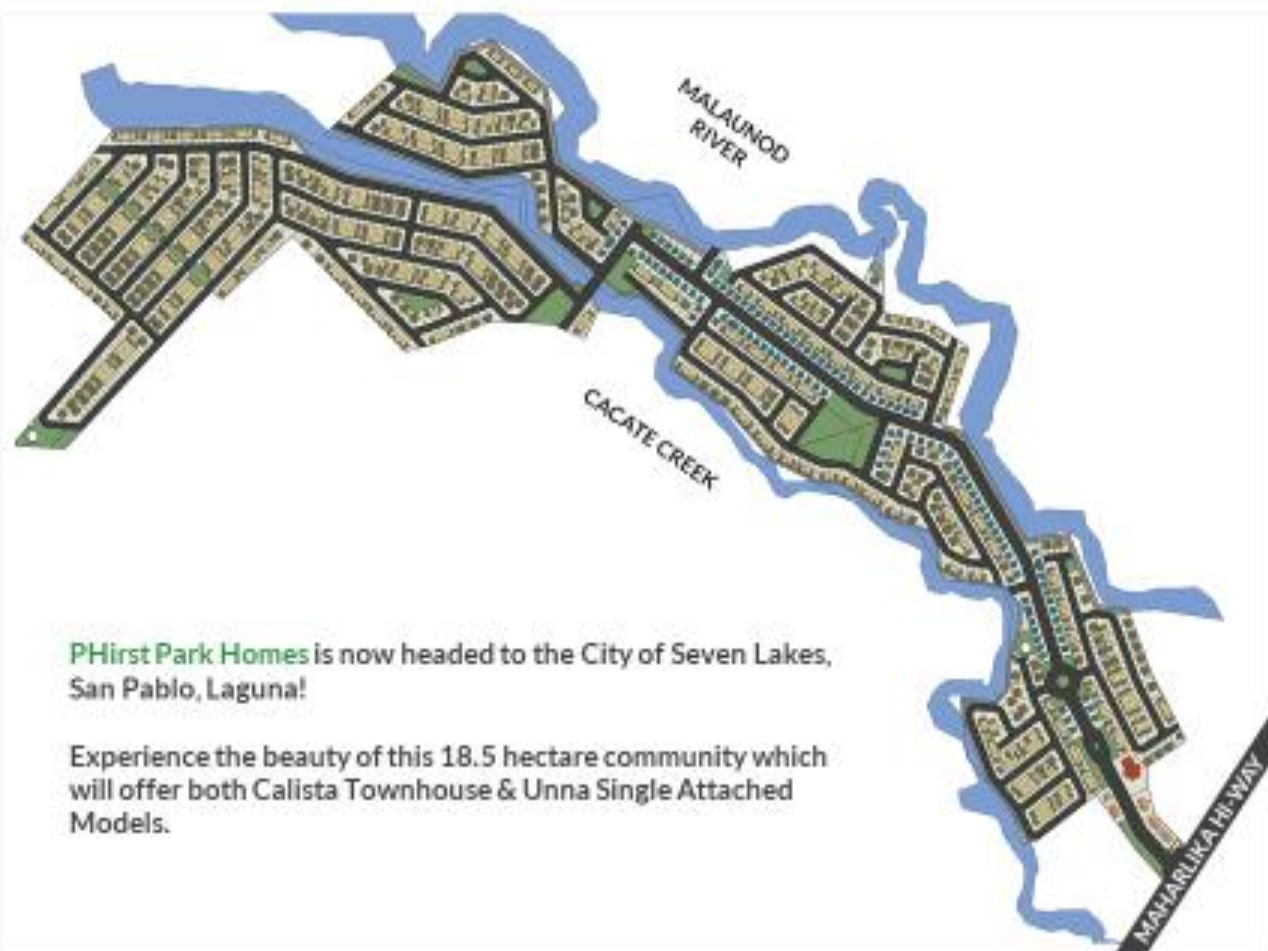
- 1) HOP POD (Piko)
- 2) BASE POD (Patintero)
- 3) MAZE POD (Taguan)
- 4) TREBLE POD (Tumbang Preso)
- 5) MARBLE POD (Holen / Mini Golf Style)



AMENITY NODES

- 6) SWEAT ZONE (Outdoor Gym)
- 7) PLAY POD (Outdoor Playground)

- BIKER'S LANE (Cycling Route)
- FITNESS LANE (Jogging Lane)
- HIKE LANE (Hiking Trail)



PHirst Park Homes is now headed to the City of Seven Lakes, San Pablo, Laguna!

Experience the beauty of this 18.5 hectare community which will offer both Calista Townhouse & Unna Single Attached Models.

THE HUB (CENTRAL AMENITY AREA)

- a) Prime Hub (Village Clubhouse)
- b) Puddle Place (Adult Pool, Kiddie Pool & Kids' Water Play Area)
- c) Play Pen (Kids' Playground)
- d) Pass Central (Basketball Court)
- e) Plug N' Surf (Wifi Area)
- f) Panorama Patch (Outdoor Cinema)



THE HUB

ACTIVITY NODES

- 1) Chinning Bars
- 2) Monkey Bars
- 3) Cross Trainer
- 4) Domatic Bars
- 5) Marble Pod
- 6) Foot Reflexology
- 7) Play Pod (Kids' Playground)
- 8) Sweat Zone (Outdoor Gym)



ACTIVITY NODES



ESSENTIAL CONVENIENCES AND SAFETY MEASURES



- ✓ **Shop houses for Lease**
- ✓ **PHirst Stop / Loading & Unloading Area with Waiting Shed**
- ✓ **Shuttle Service Ride within the development**
- ✓ **Bicycle Racks around the development**
- ✓ **Street Lighting and Signage**
- ✓ **Guardhouse manned 24/7**
- ✓ **Concrete Hollow Block Perimeter Fence**
- ✓ **CCTV Cameras and Monitoring System at the main entrance**
- ✓ **Certified Flood-free**





ELEGANTLY DESIGNED FUTURE-READY LEGACY HOMES

- » **Smart Unit Layout with Expansion Plans**
- » **Finished Ceiling, Flooring, Bathroom**
- » **with Provision For Garden And Compact Car Port**
- » **Package is Inclusive of Perimeter Fence & Gate**

CALISTA

Calista Mid:

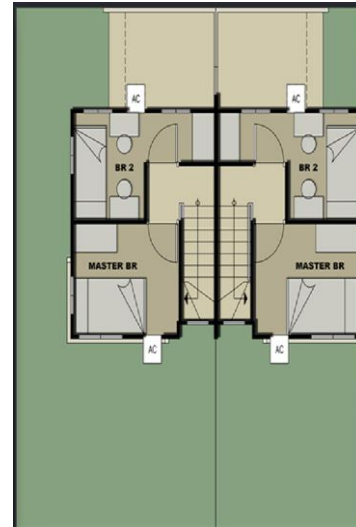
FLOOR AREA: **40 SQ. MTS.**

LOT AREA: **44 SQ. MTS.**

Calista End:

FLOOR AREA: **40 SQ. MTS.**

LOT AREA: **60.5 SQ. MTS.**

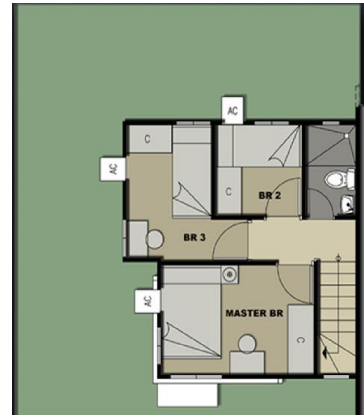


UNNA

Single Attached

FLOOR AREA: 54 SQ. MTS.

LOT AREA: 88 SQ. MTS.



WHAT MAKES **PHIRST** HOUSES DIFFERENT FROM COMPETITION?

Unit deliverable of other developers



Unit deliverable of PHirst Park Homes



HOUSE SPECIFICATIONS



Structure: Load bearing walls

Flooring: Vinyl planks

Wall thickness: 4 inches

Wall finish: Painted finish

Wall partition:

(Toilet & Bath): Painted load bearing wall

Height: 2.5 meters

Bathroom: Ceramic floor and wall tiles with fixtures



HOUSE SPECIFICATIONS



Doors:

(Main & service door):

Steel door; with double lock

(Bathroom): PVC flush type

Windows:

(Front and Side):

Sliding powder coated glass

(Rear): Jalousie type

Stairs: Concrete and wooden
steps with railings

Ceiling: Under slab painted finish



HOUSE SPECIFICATIONS



Wall thickness: 3 inches

Height:

(back): 2.2 meters

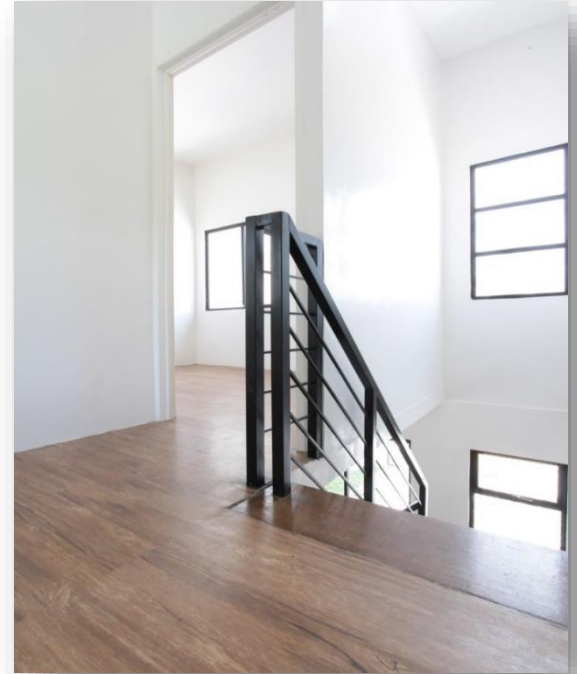
(front): 3 meters

Wall partition:

(Bedroom/Interior):

Painted dry wall

Ceiling: Painted finish ceiling boards



HOUSE SPECIFICATIONS



Roofing:

Pre-painted long span roofing system

Septic tank: Individual

Other specifications

Water source:

3 overhead tanks





DOCUMENTATION

STAGES OF SALE



Reservation



Booking



House Completion



Loan Takeout



House Turnover

QUALIFY YOUR BUYERS!



× AGE

- Must not be over 65 years old upon loan maturity
→ $\text{Age} + 1 + \text{Loan term} > 65$

× Marital Issue

- Separated without Legal Separation Paper or Annulment

× Employment

- Unemployed
- Employed in Gambling
- Government Officials
- Freelancers
- Priest/Pastor/Nun

RESERVATION PROCESS

RESERVATION

Hold unit via PHirst Online

BOOKING

Pay Reservation Fee – 24 hrs.

HOUSE
COMPLETION

TAKEOUT

Fill out and sign Reservation
Forms – 48 hrs.

TURNOVER

PHIRST ONLINE VIEWING ACCESS



<https://www.phirstonline.com>

Username: TPHirst
Password: f458ae8

HOLDING

RESERVATION

BOOKING

HOUSE
COMPLETION

TAKEOUT

TURNOVER

Correct Buyer's
Information

Complete Seller's
Registered Name

📘 Holding Information
✕

Buyer's Information

* First Name

Middle name

* Last name

* Email

* Mobile No.

Seller's Information

* Seller's Name

* Seller's Email

* Seller's Mobile No.

* Sales Channel

* Sales Group

* Country

Hold Now
Close

RESERVATION REQUIREMENTS

PHIRST FOLDER

- ✓ **Buyer's ID (at least 1 copy for RS)**
- ✓ **4 Conditional Purchase Agreement (CPA)**
- ✓ **Data Privacy Form**
- ✓ **BIR Form 1904**
- ✓ **CPA Annexes**
 - A. Buyer's Information Sheet**
 - B. Computation Sheet**
 - C. House Specifications**
 - D. PHirst Buyer's Guide**



RESERVATION

BOOKING

HOUSE
COMPLETION

TAKEOUT

TURNOVER

RESERVATION REQUIREMENTS



COMPUTATION SHEET BANK FINANCING

Phase	Block	Lot	Lot Area	Floor Area	Model	Estimated Turnover
2	34	029	44.00	40.00	CALISTA MID	Jul-2021
TOTAL CONTRACT PRICE						1,563,614.00
PAYMENT SCHEDULE : DOWNPAYMENT						
Downpayment 10% of Total Contract Price			Term 12 month/s		158,362.00	
			Due Date			Amount
			Reservation Fee	02-May-19	10,000.00	
			1st to 11th Month	05-Jun-19 to 05-Apr-20	12,400.00	
			12th Month	05-May-20	11,962.00	
PAYMENT SCHEDULE : TAKE OUT BALANCE						
DUE AND PAYABLE 90% on or before 05-Jun-2020						1,425,252.00
FINANCING PROJECTED AMORTIZATION			15 years to pay			14,035.02
			10 years to pay			17,671.09
			5 years to pay			29,241.23

Notes:

- Reservation Fee is non-transferable and non-refundable.
- The Contract Price indicated herein is valid at the time of presentation and may be subject to change upon Official Reservation.
- The Developer reserves the right to correct the figures appearing herein in the event errors in pricing and computation are discovered at any time due to a system error among others.
- In the event that there is an increase in fees incurred to process of the loan and transfer of title among others, the SELLER shall have the right to change the BUYER, and the BUYER agrees to pay an amount proportionate to or corresponding to the said adjustments on or before the full payment of the Contract Price.
- If the final Loanable Value is lower than initially presented amount, BUYER agrees to pay the Loan Difference within the remaining downpayment term.
- The Monthly Amortization is based on indicative interest rate of the Financing Institution at the time of Reservation. The final applicable rate shall be based on the approved Letter of Guarantee.
- All checks must be crossed and made payable to **TANZA PROPERTIES II INC.**
 - Only Philippine Checks shall be accepted.
 - For Auto-Debit-Account (ADA) or wire transfers, payment must be made on or before the approved above schedule payable to **TANZA PROPERTIES II INC.**
 - Applicable charges for cancellations, pull out, stop payment requests, etc. may be applied.
- All required documents must be submitted on or before **22-May-19**.
- House turnover shall be expected 90days after house completion or home loan takeout whichever comes later.

Prepared By:

Confirms:

Signature Over Printed Name
Sales Administration Officer

Signature Over Printed Name
Seller

Signature Over Printed Name
Buyer

Customer BPID

Contract Number

Reservation Fee Diff

Computation Sheet

RESERVATION FEE

UNIT TYPE	RESERVATION FEE
Calista Mid	Php 12,500
Calista End	Php 20,000
Unna	Php 25,000

CASH / DIRECT BANK DEPOSIT

REMITTANCE

DEBIT/CREDIT CARD

RESERVATION

BOOKING

HOUSE
COMPLETION

TAKEOUT

TURNOVER

PAYMENT TERMS

❖ SPOT CASH (full payment)

- within RS month – 7% of TCP
- within 30 days – 6% of TCP

***retention of 5k**

❖ DEFERRED CASH - 100% full payment payable in 12 months to 24 months

- within RS month – 10% of advance 1st DP

***zero (0%) interest rate**

PAYMENT TERMS

❖ STANDARD TERM

(10% DP in 12 months - 90% LOAN)

- Bank Financing (up to 15 years)
- In-house Financing (5 years and 10 years)
- **discount within RS month – 10% of 1st DP**

❖ SPOT 5% to 50% DP

- within RS month – 10% of payment
- within 30 days – 8% of payment
- **additional 5% DP for Seasoning Period (6 months)**

LEAVE BEHIND FORMS



DEED OF ABSOLUTE SALE (DOAS, 4copies)

UNIFIED HOUSING LOAN APPLICATION (UHLA)

SPECIAL POWER OF ATTORNEY (SPA)

LEAVE BEHIND FORMS



Special Power of Attorney (SPA)

- **Local:**
 - **Philippine Notarized (3 copies)**
- **International:**
 - **Consularized (1 copy)**
- **SPA notarized abroad is acceptable upon CS/BS PROVIDED consularized copy of the SPA will be submitted after 60 days from RS**

SPECIAL POWER OF ATTORNEY

That I/We, _____ of legal age, Filipino, single/married and residing at _____ do hereby name, constitute and appoint _____ of legal age, Filipino, single/married and residing at _____ to be my/our true and lawful attorney-in-fact, for me/us and in my/our name, place and stead and on my/our behalf to do and execute any and/or all of the following acts, deeds and things, to wit:

1. To negotiate, transact and/or enter into contract with _____ (the "Developer") over the specific parcel/s of land subject of my/our purchase, under such terms and conditions which he/she may deem fit.
2. To make payments, apply for and/or obtain a loan/credit accommodation in my/our name from any bank or financing institution, up to a maximum amount as may be needed to fully cover the Total Contract Price of the Unit, and any charges or assessments thereon, and advances made by the Developer in my/our behalf, including any renewals or extensions thereof, or additions or increases thereon, under such terms and conditions as my/our attorney-in-fact finds acceptable.
3. To execute and deliver in favor of the Developer any and all documents required for such purchase and bank or other financing including, but not limited to, the Conditional Purchase Agreement, Deed of Absolute Sale, Notice of Approval, Letter of Quarranty, Promissory Note, Financing Agreement, and related documents.
4. To receive the proceeds of such loan/s and remit the same, or so much thereof as may be necessary to fully pay the purchase price, or to assign the proceeds of the loan, directly to the Developer, for application as payment of the purchase made pursuant hereto.
5. To transact with the Developer for purposes of:
 - i. Attending the seminars required by the Developer prior, during and after the execution of the purchase agreements and to sign documents as relation thereto;
 - ii. Attending the house inspection, accepting the Unit, and signing of necessary forms;
 - iii. Signing of any and all documents related to the Unit;
 - iv. Claiming any refund due and signing of waiver relating thereto;
 - v. Filing and/or receiving the certificate of title or any papers related to the Unit;
 - vi. Filing summons or court processes in all actions against me/us;
 - vii. Entering into negotiations, sign promissory note and amendment to the purchase agreements or loan application documents;
 - viii. Exercising my/our rights and privileges and perform my/our obligations as member/s of the homeowners' association.
6. To sign, file and represent me/us in any suit before the proper court/s or body, for the cancellation of any and all encumbrances that appear or may appear on the certificate of title covering the property/ies including, but not limited to, inscriptions relating to Sections 7 of Republic Act No. 26, Section 4 Rule 74 of the Rules of Court, etc.

This Special Power of Attorney shall remain in full force and effect and may be given full reliance by the Developer and the bank or other financing institution, until and unless it receives a written revocation hereof.

HEREBY GIVING AND GRANTING unto my/our said attorney-in-fact full power and authority whatsoever requisite, necessary or proper to be done in or about the premises, as fully to all intents and purposes as I/we might or could lawfully do if personally present, and hereby ratifying and confirming all that my/our said attorney-in-fact shall do, has done or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have set my hand on this _____ in _____

With my conformity:

Signature over printed name of Attorney-in-Fact _____	Signature over printed name of Buyer _____	Signature over printed name of Spouse _____
--	---	--

Republic of the Philippines
City of _____) s/s _____

BEFORE ME, a Notary Public for and in _____ City on this _____, personally appeared the following who exhibited to me competent evidence of identity:

Name	ID No.	Date/Place of Issue/Valid until

Known to me to be the same persons who executed the foregoing Special Power of Attorney, consisting of two (2) pages, including the page on which this Acknowledgment is written, signed by the parties and their respective witnesses on each and every page thereof, and who acknowledged to me that the same is their free and voluntary act and deed.

IN WITNESS WHEREOF, I have set my hand and affixed my notarial seal on the date and place first above written.

Doc. No. _____
Page No. _____
Book No. _____
Series of 2017.

PROOF OF IDENTIFICATION



Check the ff. immediately:

- ✓ Validity Date
- ✓ Signature
- ✓ Complete & consistent details VS reservation docs (e.g. NAME, BIRTHDATE, CITIZENSHIP)
- ✓ CLEAR & READABLE
- ✓ Provide Buyer's 3 specimen signatures

PRIMARY IDs

1. Valid Passport
2. Driver's License
3. UMID
4. SSS
5. PRC
6. New Postal ID
7. Voter's ID



PROOF OF IDENTIFICATION



Foreigner Spouse

ADD'L REQUIREMENTS

- 1. TIN**
- 2. Birth Certificate**
- 3. Passport**

PROOF OF BILLING



- ✓ Consistent with Mailing Address in the BIS/AIS
- ✓ Valid 3 months
- ✓ 1 clear copy
- ✓ Utility Bills
- ✓ Brgy. Certificate


For inquiries please contact our Call Center at 19211 or visit our website at www.meralco.com.ph

JUAN DELA CRUZ
123 MALIWANAG ST
BRGY BUKAS
BULACAN

FR. RI SIDE OF TIAONG CHAPEL
2130 17 0001

BAI AGTAS BUS CENTER
MACARTHUR
BAI AGTAS
Tel No 6931196
TIN-000-101-526-000-VAT

1



MERALCO
Ang Iiyang ng Bukas

Page 1 of 2
FR Invoice No.

CUSTOMER TIN: 2130 17 0001 **ELECTRIC BILL** FR Invoice No.

Account Summary for Account Number: 012587796-3

Previous Amount Due	Payments & Credits	Balance From Previous Billing*		Current Charges*		Total Amount Due
				Amount Due	Due Date	
Not yet available	Not yet available	₱ 0.00	Thank you	₱ 858.62	11/09/2014	₱ 858.62

Service Info


Service ID Number : 301294170104
Rate : Residential
Contract in the name of : JUAN DELA CRUZ
Service Address : 123 MALIWANAG ST. BRGY BUKAS
BULACAN 3015

Billing Info

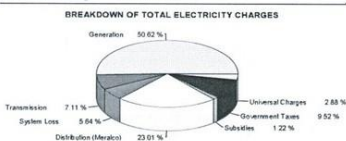
Bill Date : 31 Oct 2014
Meter Reading Date : 31 Oct 2014
Bill Period : 1 Oct 2014 to 31 Oct 2014
Due Date : 9 Nov 2014
Total KVAH : 7.79
Total current amount : ₱ 858.62
Next Meter Reading : 30 Nov 2014

Something is new with your Meralco bill

Check your brochure for a quick rundown of the improvements



BREAKDOWN OF TOTAL ELECTRICITY CHARGES




Generation:

- National Power Corporation (NPC)
- Renewable Energy Corporation (REC)
- North Luzon Ltd. (NLC)
- Power Supply Agreement (PSA)
- Manobo Power Partners Co. Ltd. (MPPCC)
- North Luzon Ltd. (NLC)
- San Isidro Energy Corporation (SIEC)
- ESM - Central Power Corporation (EPC)
- North Luzon Power Corp. (NLPC)
- Wholesale Electricity Spot Market (WESM)
- Independent Power Producers (IPP)
- Light Corporation - San Lorenzo (LCP)
- Light Corporation - San Lorenzo (LCP)

Others:

- Philippines
- Abot-Kaya Power Corp. (APPC)
- Meralco Energy, Inc. (MEI)
- Meralco Manila, Inc.

Your monthly electricity consumption chart



Average usage for 12 months: 61 kWh/month

Please be informed that MERALCO may conduct a routine maintenance/inspection of our customer metering facilities within your area this quarter.

Please report any discrepancies in your bill within 6 months. This will be considered correct after this time period.

Balance from Previous Billing - This reflects your remaining unpaid balance from the previous billing

Current Charges - This is the total amount you need to pay for the indicated bill

Total Amount Due - This refers to the aggregate cost of your current charges and any unpaid balance from the previous billing under your account.

ATM / Phone Reference No.	Meralco Reference No.	Total Amount Due
0 012587796 3 1031 0	0 012587796 3 141031 0 141115 0 6	₱ 858.62

Please pay at any Meralco Business Center or through any accredited payment center on or before the due date

CAS Permit No. 0305-116-00036-BA/AR 6th March 21, 2005

PROOF OF BILLING



If the POB is owned by a person other than the Principal Buyer / AIF:

- ✓ Submit signed Authorization Letter
- ✓ Submit Valid ID of the POB's Owner

For inquiries please contact our Call Center at 19211 or visit our website at www.meralco.com.ph

JUAN DELA CRUZ
123 MALIWANAG ST
BRGY BUKAS
BULACAN

BAIAGTAS BUS CENTER
MCCARTHRUR
BAIAGTAS
Tel No 6931196
TIN-000-101-526-000-VAT

FR: RI SIDE OF TIAONG CHAPEL 2130 17 0001 1

MERALCO
Ang Iwagang ng Bukas

Page 1 of 2
FR Invoice No.

CUSTOMER TIN: 012587796-3 **ELECTRIC BILL**

FR Invoice No.

Account Summary for Account Number: 012587796-3

Previous Amount Due	Payments & Credits	Balance From Previous Billing*		Current Charges*		Total Amount Due
				Amount Due	Due Date	
Not yet available	Not yet available	₱ 0.00	Thank you	₱ 858.62	11/09/2014	₱ 858.62

Service Info

Service ID Number : 301294170104
Rate : Residential
Contract in the name of : JUAN DELA CRUZ
Service Address : 123 MALIWANAG ST, BRGY BUKAS
BULACAN 3015

Billing Info

Bill Date : 31 Oct 2014
Meter Reading Date : 31 Oct 2014
Bill Period : 1 Oct 2014 to 31 Oct 2014
Due Date : 9 Nov 2014
Total KWH : 7.9
Total current amount : ₱ 858.62
Next Meter Reading : 30 Nov 2014

Something is new with your Meralco bill

Check your brochure for a quick rundown of the improvements

BREAKDOWN OF TOTAL ELECTRICITY CHARGES

***Generation:**

- National Power Corporation (NPC)
- Renewable Resource Corporation (RSCC)
- North Luzon Ltd. (NLC)
- North Luzon Power Corporation (NLPC)
- Power Supply Agreement (PSA)
- Manobo Power Partners Co. Ltd. (MPPCO)
- San Juan Energy Co. Ltd. (SJECL)
- San Juan Energy Corporation (SJC)
- SEI - Central Power Corporation (CPC)
- South Luzon Power Corp. (SLPC)
- Wholesale Electricity Spot Market (WESM)
- Independent Power Producers (IPP)
- UPLD Corporation - San Lorenzo (UPLD)
- UPLD Corporation - San Lorenzo (UPLD)

Others:

- Philippines
- Abraon Water Power Co. (APWC)
- Mindanao Electric Co. (MEC)
- Manobo Electric Co. (MEC)
- Manobo Electric Co. (MEC)
- Manobo Electric Co. (MEC)

Your monthly electricity consumption chart

Average usage for 12 months
61 kWh/month

Balance from Previous Billing - This reflects your remaining unpaid balance from the previous billing

Current Charges - This is the total amount you need to pay for the indicated bill

Total Amount Due - This refers to the aggregate cost of your current charges and any unpaid balance from the previous billing under your account.

Please be informed that MERALCO may conduct a routine maintenance/inspection of your customer metering facilities within your area this quarter

Please report any discrepancies in your bill within 6 months. This will be considered correct after this time period

For authorized collecting agents

ATM / Phone Reference No.	Meralco Reference No.	Total Amount Due
0 012587796 3 1031 0	0 012587796 3 141031 0 141115 0 6	₱ 858.62

Please pay at any Meralco Business Center or through any accredited payment center on or before the due date

CAS Permit No. 0305-116-00036-BAIAR 6th March 21, 2005

PROOF OF INCOME



LOCALLY EMPLOYED

1. COE with Compensation & Tenure
2. Latest 3 months payslips
3. Latest ITR or BIR Form 2316



OFW/ IMMIGRANT

*English translated

1. POEA COE & Latest Job Contract / Crew Contract
2. Latest 3 months payslips
3. Proof of remittance (6 mos)



SELF-EMPLOYED/ BUSINESSOWNER

1. Latest AFS with latest ITR
2. Bank statement/ Passbook copy for the last 6 months
3. DTI Business Registration

PROOF OF CIVIL STATUS

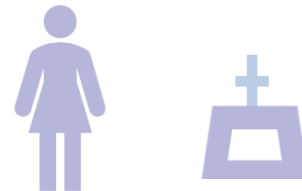


SINGLE



CENOMAR

WIDOW/WIDOWER



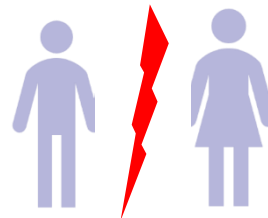
Death Certificate

MARRIED



Marriage Certificat

**LEGALLY SEPARATED/
ANNULLED**



**Certificate of
Finality of the
Court Decision**

STAGES OF SALE

RESERVATION

BOOKING

HOUSE
COMPLETION

TAKEOUT

TURNOVER

Day 20

Submission of all
requirements

12 PDCs / ADA Form

Day 30 Contracted Sales (CS Stage)

1st Downpayment

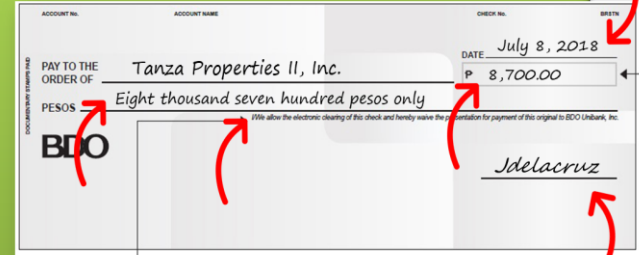
DOWNPAYMENT



POST DATED CHECKS

Please ensure the following:

- ✓ Latest/new Design Checks
- ✓ No erasures
- ✓ No alteration
- ✓ Complete information
 - Date
 - Amount in figures and in words
- ✓ Must have signature of the Account Holder





DOWNPAYMENT

AUTO-DEBIT ARRANGEMENT (ADA)



*Any BDO Account except Credit Card

Cash payment for the 1st DP will be required for CS tagging

Auto-Debit Arrangement Enrollment Form
 Authority to Debit (Individual / Corporate) **BDO**

*Read the Terms and Conditions at the back of this form. *Fails with an asterisk (*) are required. *Complete average 15g (Item and) submit it to your branch of account. *ADA enrollment shall be associated lowest (1) working days prior (see table, otherwise, NCA shall take effect on the exact day-date of the enrollment card/cash accounts. *Provide Board Resolution for Corporate deposit accounts to be enrolled in ADA.
 Please check correct payment option: Full Payment Minimum Payment

PRODUCT TYPE (please check):
 BDO CREDIT CARD BDO PERSONAL LOAN

1. ACCOUNTHOLDER INFORMATION
 ACCOUNT NUMBER* Please check: Individual Corporate
 ACCOUNT* Please check: Residence Business
 CONTACT PERSON* TEL. NO. (Residence)* TEL. NO. (Business)* FAX NO.*

2. APPLICATION INSTRUCTIONS
 1. Indicate the following "Y" for credit - but time ADA set up with payroll or re-employment.
 "N" for debit - any change in card account number/change in cardholder/borrower account.
 Number/change in cardholder/borrower name/sustaining cancellation/relaxation of ADA with-pass.
 "C" for change - to be indicated only if required to be changed in payment system.
 2. Indicate cardholder/borrower account number with the passcode you wish to enroll or debit.
 3. Indicate cardholder/borrower name who you wish to enroll or debit.
 4. Indicate your debit/credit account number from which funds will be automatically debited in settlement of payments to the payee since a collection and auto-debitting fee is set to the Bank by the payee. This may be changed later if desired.

2.A. CREDIT CARD INFORMATION (for credit card account)

BANK	CARD NAME	BDO-CREDIT CARD NUMBER	CARDHOLDER NAME	ENROLLED BDO ACCOUNT NO./ACCOUNT NAME (For credit card account only)

2.B. BORROWER INFORMATION (for personal loan account)

BANK	CARD NAME	BDO-PERSONAL LOAN NUMBER	BORROWER NAME	ENROLLED BDO ACCOUNT NO./ACCOUNT NAME (For credit card account only)

3. DECLARATION
 I/We have read and agreed to the NCA terms and conditions printed at the back of this form. I/We declare that the above information are accurate to my/best knowledge.
 ALL REQUIRED SIGNATURES:

SIGNATORY 1 (Signature over printed name)	SIGNATORY 2 (Signature over printed name)	SIGNATORY 3 (Signature over printed name)
Branch of Account	For Bank Use Only	
SCANNED/VERIFIED BY:	M.D. 2016	
(Signature over printed name)	PREPARED BY:	(Signature over printed name)
Date and Time:	Date and Time:	Date and Time:
VALIDATED/INFORMED BY:	CHECKS/APPROVED BY:	
(Signature over printed name)	(Signature over printed name)	
Date and Time:	Date and Time:	

ACCREDITED BANKS



BOOKING STAGE



Month 6

**5%
Downpayment**

**Letter of
Guarantee from
the Bank**

Month 7

**Notice to
Construct**

HOUSE COMPLETION

Reservation

Booking

House
Completion

Takeout

Turnover

Month 12

10% Downpayment

Notice of Construction Completion

LOAN TAKEOUT

Reservation

Booking

House
Completion

Takeout

Turnover

Month 12-13

**Bank to confirm loan
proceeds release to Buyer**

**Amortization will start after
30 days upon loan takeout**

HOUSE TURNOVER

MONTH 15-17

**Admin Group will schedule House
Inspection with Buyer**

Reservation

Booking

House
Completion

Takeout

Turnover

PHirst Park Homes Inc.

Head Office:

3rd floor Pacific Star Low Rise Bldg.
Sen Gil Puyat Ave. cor. Makati Ave.
Makati City



Contact us:

TANZA

Elaine Salivio

0906 408 6093

evangeline.salivio@phirstparkhomes.com

LIPA

Jastine Claire Santos

0955 095 6220

justineclaire.santos@phirstparkhomes.com

SAN PABLO

John Emerson Magayones

0927 803 0130

johnemerson.magayones@phirstparkhomes.com

PANDI

Andrea Taruc

0955 095 6220

andrea.taruc@phirstparkhomes.com

CALAMBA

Arvie Barroga

0955 095 6220

justineclaire.santos@phirstparkhomes.com



THANK YOU!