

NOTE:

1. Amenities as ff:

- a) swimming pool
- b) lobby area
- c) 2 elevator

2. Association dues - P90.00/m2 (initial estimate)

3. Additional P1,000.00/m2 for corner units/Additional P500/m2 for every floor from 2nd Floor

4. Php 1,000.00/SQM PRICE INCREASE OR DISCOUNT REDUCTION FOR **EVERY 50 UNITS CONFIRMED RESERVATION**

5. Down Payment Period will be adjusted periodically to match the estimated Turnover target date.

6. Discount as ff:

- a) Full spot downpayments (excludes Reservation Fee in the computation as RF is due immediately upon reservation)
 - 1. if paid within seven (7) days - **5%** Discount on the downpayment
 - 2. if paid within thirty (30) days - **3%** Discount on the downpayment
 - 3. Monthly Amortization of contract balance starts one (1) month after the end of the applicable down payment period.
- b) Full spot cash payment
 - 1. if paid within seven (7) days - **5%** Discount on the Contract Price
 - 2. if paid within thirty (30) days - **3%** Discount on the Contract Price

7. Important notices:

- a) Reservation fee (RF) is non-refundable and valid for 30 days only. Automatic Cancellation / Forfeiture of RF for those who fail to pay 1st down payment amortization or fail to submit required documents within 30 days as per Reservation Agreement (RA).
- b) Monthly Amortization of Downpayment shall start as per schedule below and the DP shall be fully covered by Post Dated Checks (PDC's).
 - For RA dated from 1st to 15th of the month, it will start from the **15th of the following month**
 - For RA dated after the 15th of the month, it will start from the **end of the following month.**
- c) For In House Financing, monthly Amortization of Balance shall start thirty (30) days after full downpayment and fully covered by PDCs
- d) Prices are subject to change without prior notice.
- e) Unit Areas may change based on the final construction of drawing.
- f) Developer reserves the right to apply changes or corrections on the price and payments terms without prior notice.
- g) Transfer Charge of Php 25,000.00 will be charged to buyers per unit transfer / transfer of right .
- h) Parking Slots are sold seperately.
- i) Corporate Account should be at least **5 SALES** subject to a **2% DISCOUNT** on **Gross Selling Price (excluding Miscellaneous)**.

j) Time Table (Tentative) :

- 1. Estimated Contruction start date July 2020
- 2. Turn-over date - Tower 1 (Charlene) - Second Quarter 2021 (estimate)
Tower 2 (Albert) - Not Yet Open for Reservation
- 3. Downpayment Terms - Tower 1 (Charlene) - **15 months to pay**
- Tower 2 (Albert) - Not Yet Open for Reservation

k) Balance - In-House Financing - standard policy 30 days after end of applicable down payment period, monthly amortization start's automatically

- 15% per annum interest
- interest rates will be adjusted should there be a significant increase in the T-Bill rates/Bank Lending rates
- Client may apply for alternative financing of the outstanding balance via Bank or PagIBIG subject to approval by GRH Land, Inc.

l) Balance - Pag-IBIG or Bank Financing - Letter of Guarantee (LOG) from Bank or Notice of Approval (NOA) from Pag-IBIG should be submitted before end of the applicable down payment period. Failure to do so will mean Buyer in breach and contract cancelled with forfeitures

- Any deficiency in the amount approved vis-à-vis Balance, buyer has 30 days to increase equity on the unit to cover deficiency

- monthly interest of 6% p.a. on outstanding balance will be paid starting 30 days after end of applicable down payment period
- PDCs for 12 months of interest payments to be submitted. Upon full payment, outstanding PDCs, if any will be returned
- Unit will not be turned-over until full payment is received including any other amounts due to GRH Land, Inc.
- if full payment is not received by the end of 12 months, Buyer will be in breach and contract cancelled with forfeitures

- For Pag-IBIG financing, the standard required DP is 20%. We will accept 15% or 10% under Pag-IBIG financing but with no guarantees that Pag-IBIG can fully finance the balance, and as such, any difference between the loan approved by Pag-IBIG and the contract price balance will be fully covered by the buyer by increasing his equity on the unit within 30 days from loan approval.