

# FILINVEST

## PROMO MECHANICS

### GENERAL MECHANICS

1. The promo is available for eligible Condominium Units and House & Lot (H&L) Units sold by Filinvest Land, Inc. ("FLI").
2. The promo period is from **December 01 to 31, 2022**.
3. The promo is open to both local and international buyers.
4. Buyers of Ready For Occupancy (RFO) Units availing of and qualified for this promo shall be automatically enrolled into the Early Move-In Program and be subject to the specific terms and conditions for the program.
5. The buyer must submit and accomplish the following requirements to FLI to avail of the promo:
  - A duly accomplished and signed Purchase Application Form (PAF), with complete supporting requirements in order to be qualified for booking within the promo period (Note: FLI reserves the right to accept and reject purchase applications at its discretion);
  - A signed copy of this Promo Mechanics to express understanding and acceptance of its terms and conditions; and
  - If applicable, a signed copy of the Early Move-In Program terms and conditions to express agreement to be enrolled under the program and acceptance of its terms and conditions.
6. FLI will include the applicable bank fees in computing the purchased unit's Total Contract Price (TCP) as part of the promo.
7. As part of the promo for Condominium Units, FLI will spread the collection of the Turn-over Fees throughout the down payment period. For H&L Units, the Subdivision Administrator will collect the Turn-over Fees at the project site on the day of turn-over.
8. Condominium parking units booked together with residential condominium units eligible under this promo shall be entitled to the extended down payment terms applicable to the purchased unit. Accordingly, parking units bought separately from residential units are excluded from this promo.
9. Buyers who avail of the cash and deferred cash financing schemes can qualify for the promo, provided they comply with the above applicable conditions.
10. Requests for transfer of property, assignment of rights, unit upgrade or downgrade, or financing scheme changes involving the unit subject of the promo is not allowed. This will result to disqualification and removal or reversal of all benefits availed under the promo.
11. The buyer grants FLI the right to use, process, and share their personal information and other items related to the promo in its publicity materials without additional prior notice, written consent, and/or further compensation.
12. The decision of FLI on any issue related to this promo and its implementation shall be final.
13. The buyer shall not be entitled to avail of other FLI promos in conjunction with this promo.

## EARLY MOVE-IN PROGRAM

### Terms and Conditions

1. Upon payments reaching 2.5% of the Total Contract Price (TCP), the subject Ready for Occupancy (RFO) unit shall be subject to the Early Move-In Program based on the terms and conditions specified below.
2. For RFO units subject to bank financing, the buyer must secure and submit a Letter of Guarantee (LOG) within thirty (30) days from the date that the payments for the unit reach 2.5% of the TCP. Note that the buyer's failure to secure an LOG within 30 days from the payment of 2.5% of the TCP may be a ground for the cancellation of account under the terms of the relevant purchase documents.
3. FLI shall specify the date for turn-over of the subject unit (Turn-over Date), and the buyer must accept the subject unit for turn-over or move-in such Turn-over Date. If the buyer is unable or otherwise fails to physically receive the unit during the Turn-over Date, such unit shall nonetheless be considered by FLI as constructively accepted by the buyer (deemed accepted) on such Turn-over Date.
4. In addition to the submission of the LOG, the buyer must also comply with the following requirements and conditions to allow physical turn-over of the subject unit:
  - Remain updated in payment of installments;
  - Complete submission of post-booking documentary requirements as specified by FLI;
  - Has submitted post-dated checks for the full down payment or TCP, as applicable.

If the buyer fails to timely deliver the foregoing requirements prior to the Turn-over Date, the buyer shall not be allowed to physically move-in to the subject unit, which shall nonetheless be deemed accepted by the buyer from such Turn-over Date.

5. Upon actual physical acceptance of the unit or its constructive deemed acceptance, the buyer shall henceforth be responsible for settling the association dues, the applicable real property tax, and any other assessments due as a member of the condominium corporation or homeowners' association, as applicable, including any penalties or interests that may be imposed thereon. The buyer's failure to timely pay any association dues, real property tax, or other assessments, including any penalties or interests assessed, may be grounds for the cancellation of the buyer's purchase and account under the terms of the relevant purchase documents.
6. Upon cancellation of the buyer's account, the buyer agrees to peacefully vacate and surrender the unit immediately and voluntarily. The buyer's failure or non-cooperation will result to the commencement of eviction procedures, without prejudice to the rights of FLI to enter the property and remove personal properties of the buyer.
7. Units under the Early Move-In Program may not be rented out by the buyer until full payment. A violation of this condition will be a ground for cancellation of the purchase and account. In this connection, FLI shall have the right to conduct unannounced inspections to ensure compliance with this condition. FLI will provide a list of covered units to the project's building manager or subdivision administrator, and the buyer is deemed to have consented to the use and sharing of this information for said purpose.

*By Signing here, I/We agree to be bound by the Promo Mechanics, and the Early Move-In Program terms and conditions*

Last Name

First Name

Middle Name

Project/Bldg./Phase/Unit no./Blk Lot

Signature of Buyer