

RESERVATION AGREEMENT

I/We hereby manifest my/our intention and offer to purchase from _____ (the "Seller") the following property (the "Property") and request that the Property be reserved for my/our purchase:

Project		Phase	
Lot & Block/Unit Number	Lot Area	sq.m more or less	Lot/Unit Type

for a purchase price of PESOS: _____ (Php _____), Philippine Currency (the "Purchase Price"), exclusive of value-added tax and other charges, to be paid by me/us in the manner chosen by me/us as indicated in the attached Annex A. I/We understand that the Purchase Price as aforesaid is valid only for the preferred payment scheme which I/we have selected herein and for the manner of payment stated in Annex A. Should I/we decide to change the manner of payment chosen by me/us, such change will be effective only upon the written approval of the Seller, and will also result in a change in the Purchase Price and an amendment of the attached Annex A. I/We hereby request that the Property be reserved for me/us and for this purpose, I/we enclose herewith the amount of Pesos: _____ as reservation fee (the "Reservation Fee"). I/We understand and agree that my/our reservation for the Property is subject to the following:

TERMS AND CONDITIONS

- The reservation for the Property specified above is good only for a period of 30 calendar days from my/our payment of the Reservation Fee or up to _____ (the "Reservation Period"). I/We understand that other than in the instance provided in paragraph 3(c) hereof, the Reservation Fee is **non-refundable**. Should I/we decide to cancel my/our reservation herein, or should I/we fail or be unable to pay the amount due under **Annex A** on due date therein stipulated, whether such failure or inability to pay is due to my/our decision not to proceed with my/our purchase of the Property or due to a delay in the release of the loan proceeds to be used to finance my/our purchase of the Property or for any reason whatsoever, I/we agree that my/our reservation shall lapse and my/our Reservation Fee shall be forfeited in favor of the Seller.
- In the event that I/we avail myself/ourselves of bank financing for the Purchase Price or any portion thereof, I/we shall be solely responsible for filing the requisite loan application form prescribed by the bank, together with all the necessary supporting requirements/ documents for the processing of my/our loan application for the purpose of causing the release of the loan proceeds to be used to finance my/our purchase of the Property within the payment period prescribed under my/our chosen payment scheme.
- Should I/we choose to purchase the Property under any payment scheme of the **In-House Financing Program** of the Seller, I/We undertake to submit to the Seller the completed application form prescribed for purchases under the In-House Financing Program (the "Application") not later than seven (7) days from the date of this Agreement, and with all requirements, documents and information required to be submitted and/or furnished in connection therewith. This Agreement shall be without force and effect and shall be deemed cancelled, without need for notice, in case I/we fail to submit the Application and all requirements, documents and information within the seven-day period as aforesaid, and my/our Reservation Fee for the Property shall be forfeited in favor of the Seller. I/We undertake to submit to a full credit investigation which may be caused to be conducted at the option by the Seller in connection with my/our Application.
 - In the event that my/our Application is approved by the Seller, I/we agree to comply with all the conditions for purchase which are or may be prescribed by the Seller for the purchase of the Property, including but not limited to (i) obtaining a **credit life insurance** (or similar insurance) from a reputable insurance seller acceptable to Seller in an amount sufficient to cover the unpaid balance of the purchase price of the Property or, subject to the approval of the Seller, assigning to the Seller, as beneficiary to the extent of the unpaid balance of the Purchase Price of the Property, my/our existing life insurance policy, and (ii) submitting the **post dated checks** covering the installment payments due under the applicable payment scheme.
 - In the event that my/our Application is disapproved, I/we understand that I/we will no longer be able to purchase the Property under the In-House Financing Program of the Seller but only under any of the following payment schemes which may be prescribed by the Seller: (a) a cash scheme, whereby I/we agree to pay the Purchase Price and other taxes, costs, expenses and charges in full on the date specified by the Seller; or (b) any other payment scheme other than those covered by the In-House Financing Program. I/we shall notify the Seller in writing of my/our decision to purchase under the relevant payment scheme within 7 calendar days of receipt of such notice of disapproval. My/Our failure to effect payment in the manner prescribed by the Seller shall entitle the Seller to cancel, by notice to my/our address herein stated, my/our purchase of the Property and forfeit my/our Reservation Fee.
 - However, in the event that my/our Application is disapproved and should I/we decide not to proceed with my purchase of the Property under other payment schemes, I shall notify the Seller in writing, not later than 7 calendar days from my/our receipt of the notice of disapproval, of my/our decision to cancel my/our reservation and be entitled to a refund of my/our Reservation Fee without interest. The failure of the Seller to receive from me/us within said 7-day period either a notice to purchase under the other payment schemes with the relevant payment/downpayment required thereof, or a notice of cancellation, then the Seller shall have the option to forfeit my/our Reservation Fee.
- In the event I/we shall fail to pay any of the amounts due under the applicable payment scheme which I/we have chosen in relation to my/our purchase of the Property, or fail to comply with my undertakings hereunder, or fail to execute the relevant contract to sell and/or deed of absolute sale for the Property, or comply with the terms of my/our purchase, then the Seller shall have the option to cancel the sale and refund all payments less: (i) the reservation fee, which shall be forfeited in favor of the Seller and applied as liquidated damages; (ii) interest penalty at the rate of 2% per month (or fraction thereof) of delay on the unpaid amount; (iii) an amount equal to 20% of the purchase price as liquidated damages; (iii) real estate broker's commission, if any; and (iv) any unpaid charges and dues on the Property.
- I/we hereby undertake to execute the contract to sell upon my/our payment of the relevant downpayment, and the deed of absolute sale upon my/our full payment of the Purchase Price and all amounts due on my purchase of the Property, such contract to sell and deed of absolute sale being in the form and under the terms prescribed by the Seller.
- I/We understand and agree that this Agreement only gives me/us the right to purchase the Property subject to the fulfillment of the conditions herein stated. No other right, title or ownership is vested upon me/us by the execution of this Agreement. The Seller retains title and ownership of the Property until I/we shall have fully paid all amounts due to the Seller by reason of my/our purchase of the Property.
- I/we agree and understand that my/our purchase of the Property is subject to the covenants and restrictions specified in the Project's Deed of Restrictions (for subdivision and townhouse developments) or Master Deed with Declaration of Restrictions (for condominium developments), as applicable, which will be annotated on the corresponding certificate of title to the Property as a lien thereon, and which covenants and restrictions I/we undertake to faithfully and strictly comply with. My/our undertaking and confirmation herein constitutes an essential consideration of the sale by the Seller of the Property to me/us and all other agreements executed in connection therewith.
- Pursuant to relevant laws, I/we also hereby authorize the developer of the Project to organize the Project's governing homeowner's association or condominium corporation, as applicable.
- It is understood and agreed that the Seller may, in its discretion, following my/our submission of a request in writing, allow me/us to: (i) transfer this reservation to another individual, (ii) transfer this reservation in favor of another property of the Seller (whether in the same or another project), or (iii) change certain payment terms, subject to the fulfillment of the following conditions: (a) I/we am/are not in default in the performance of my/our obligations under this Agreement, (b) I/we shall pay the administrative or processing fees prescribed by the Seller; (c) I/we shall submit and/or execute such amendatory and other documents as may be necessary or required to effect the transfer or change in payment terms; and (d) any and all taxes, costs and government assessments (if any) arising or resulting from any such changes shall be for my/our sole account and for which I hereby undertake to indemnify the Seller. I/We further undertake not to hold the Seller liable, and waive any claim or right that I/we may be entitled to under the law or equity to be compensated, for any damages, costs and expenses which I/we may incur in connection with any delay that may arise in the processing of the certificate of title to the property subject of this reservation by reason of the implementation of this paragraph.
- I/we warrant that the information which I/we provided herein, whether personal or corporate, is true and correct as of the date hereof and agree to directly and personally inform the Seller in writing of any changes in my/our personal data such as but not limited to name, address and/or status. It is understood that the Seller shall have the right to solely rely on the information provided by me/us and shall not be held responsible for any error, non-communication or miscommunication in the personal information given by me/us. I/We also warrant that the funds used and to be used in purchasing the Property is, has been and will be obtained through legitimate means and do not and will not constitute all or part of the proceeds of any unlawful activity under applicable laws. I/We hereby hold the Seller free and harmless from any incident, claim, action or liability arising from the breach of my/our warranties herein, and hereby authorize the SELLER to provide to any government body or agency any information pertaining to this sale and purchase transaction if so warranted and required under existing laws.

PLEASE ACCOMPLISH THIS FORM COMPLETELY. INCOMPLETE FORMS WILL NOT BE PROCESSED. PLEASE WRITE LEGIBLY AND USE EITHER A BLUE OR BLACK PEN. SHOULD THERE BE ANY ALTERATIONS, PLEASE INSCRIBE YOUR SIGNATURE/INITIALS ON THE ALTERED PORTIONS.

PREFERRED PAYMENT SCHEME (Please indicate preferred scheme)

In connection with my reservation and purchase of the Property, I/we would like the purchase to be registered, as follows:

___ solely in my name ___ in both my/our names : ___ in the name of :
 Spouses _____ A corporation _____
 Co-owners _____ A partnership _____

FOR INDIVIDUAL PURCHASER/S:

Purchaser			
Last Name	First Name	Middle Name	
Civil Status <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced <input type="checkbox"/> Legally Separated	Gender <input type="checkbox"/> Male <input type="checkbox"/> Female	Citizenship	Birthdate
Community Tax Certificate No./Date & Place Issued	Tax Identification No.	Passport No./Date & Place Issued	

Contact Details of Individual Purchaser/s:			
Complete Residence Address (No abbreviations, please)	Telephone Nos.	Fax No.	Mobile
E-mail Address			

Complete Office Address (No abbreviations, please)	Telephone Nos.	Fax Nos.
--	----------------	----------

Mailing Address <input type="checkbox"/> Residence <input type="checkbox"/> Office <input type="checkbox"/> If other, please specify:	Email Address
--	---------------

Spouse / Co-Owner		
Last Name	First Name	Maiden Name
Citizenship	Civil Status	Birthdate
Community Tax Certificate No./Date & Place Issued	Tax Identification No.	Passport No./Date & Place Issued

Contact Details of Spouse / Co-owner			
Complete Residence Address (No abbreviations, please)	Telephone Nos.	Fax No.	Mobile
E-mail Address			

Complete Office Address (No abbreviations, please)	Telephone Nos.	Fax Nos.
--	----------------	----------

Mailing Address <input type="checkbox"/> Residence <input type="checkbox"/> Office <input type="checkbox"/> If other, please specify:	Email Address
--	---------------

If not based in the Philippines, and has/an appointed Attorney-In-Fact or Contact Person, please provide the following information on the Attorney-In-Fact or Contact Person

Last Name	First Name	Middle Name	
Complete Address (No abbreviations, please)	Telephone Nos.	Fax No.	Mobile
E-mail Address			
	Citizenship	Nationality	Civil Status
Community Tax Certificate No., Date and Place Issued	Birthdate	Tax Identification No.	

If not based in the Philippines, name and contact nos. of Contact Person in the Philippines		
Name	Address	Telephone/Fax Nos.

FOR CORPORATE PURCHASER/S:

Purchaser		
Name of corporation/partnership as registered		
Principal Office (complete address)		
Address (if an address other than the principal office will be used for purposes of the Agreement)		
Telephone Nos.	Fax Nos.	Email address/Website
Community Tax Certificate No./Date & Place Issued	Tax Identification No. (to be submitted with BIR Form 1903 for Philippine corporations)	

Authorized Signatory(ies)			
Last Name	First Name	Middle Name	Designation/Position
Complete Address			
Telephone Nos.	Fax Nos.	Email address	
Citizenship	Birthdate	Civil Status	
Community Tax Certificate No./Date & Place Issued	Tax Identification No. (for Filipinos)		

If authorized signatory is not based in the Philippines, name and contact nos. of Contact Person in the Philippines		
Name	Complete Address	Telephone/Fax Nos.

PURCHASER'S PROFILE:

Source of Funding	
<input type="checkbox"/> Local <input type="checkbox"/> Abroad/Country _____	
How did you first know about the Project? (Please check)	
<input type="checkbox"/> Word of mouth <input type="checkbox"/> ALI Sales Executive/Site Officer <input type="checkbox"/> Broker/ALSI Property Specialist (pls. name) _____ <input type="checkbox"/> Referral (pls. name) _____ <input type="checkbox"/> Flyer/Leaflet <input type="checkbox"/> Direct Mail <input type="checkbox"/> Internet / Webpage <input type="checkbox"/> Billboard/Directional Signage <input type="checkbox"/> Exhibit/Booth <input type="checkbox"/> Brochure	<input type="checkbox"/> Press Release <input type="checkbox"/> Print Ad (pls. specify) <input type="checkbox"/> Manila Bulletin <input type="checkbox"/> Philippine Daily Inquirer <input type="checkbox"/> Philippine Star <input type="checkbox"/> Others (pls. specify) _____ <input type="checkbox"/> Other sources _____
What is your primary purpose for buying? (Please check)	
<input type="checkbox"/> Primary Home <input type="checkbox"/> Vacation / Weekend home <input type="checkbox"/> Halfway / Weekday home <input type="checkbox"/> Retirement home	<input type="checkbox"/> Investment (Buy and Sell) <input type="checkbox"/> Investment (for Lease) <input type="checkbox"/> Others _____
Monthly Household Income: (Please check)	
<input type="checkbox"/> 120,000 and below <input type="checkbox"/> 376,000 – 500,000 <input type="checkbox"/> 121,000 – 250,000 <input type="checkbox"/> 501,000 and above <input type="checkbox"/> 251,000 – 375,000	Occupation: (Please check)
	<input type="checkbox"/> Businessman / Entrepreneur <input type="checkbox"/> Retiree <input type="checkbox"/> Top Executive <input type="checkbox"/> Housewife <input type="checkbox"/> Middle Management <input type="checkbox"/> Others: _____ <input type="checkbox"/> Staff / Non-office
Number of children living with you: (Please indicate number)	
Pre-school _____ College _____ Elementary _____ Post graduate _____ High School _____	Ages of Children (Please indicate)
Number of site visits before making this reservation:	
<input type="checkbox"/> 1 visit <input type="checkbox"/> 2 visits <input type="checkbox"/> 3 visits <input type="checkbox"/> 4 visits <input type="checkbox"/> more than 4 visits (please indicate) _____	

SPECIAL INSTRUCTIONS (if any):

I/We signify our conformity to the foregoing and certify that all information provided above are true and correct.

BUYERS/S:

Date: _____

Signature over Printed Name

Signature over Printed Name

SALES OPERATIONS EXECUTIVE:

Signature over Printed Name

SELLER:

ALSI / ALSI

Broker

Name _____

Name _____
(complete broker accreditation name)

Division _____

Broker Number _____
(accreditation #)

Group _____

Mobile Number _____

Mobile Number _____

SRS #: _____

SRS #: _____