

SUPER EASY LEASE TO OWN SCHEME FEATURES

- Easy ownership plan to first time home buyers;
- Allow move-in for as little as 3% deposit through a lease to own scheme;
- No interest on the 1st 20% of contract price;
- Pre-bundled Robinsons Bank Loan for the Purchase Option (80% balance of the contract price);
- Budgeted for a single level payment whether your paying your lease/ equity, or your pre-bundled Robinsons Bank Loan:
 - 12 mos. Lease + 5 Yr Bank Loan = P16.7K per P1 Million TCP
 - 19 mos. Lease +10 Yr Bank Loan= P10.7K per P1 Million TCP
 - 23 mos. Lease + 15 Yr Bank Loan= P 9K per P1 Million TCP
- Pre-bundled bank loans in 5 year, 10 year and 15 year loan terms.

APPLICATION GUIDELINES

- 1) Visit any Robinsons Land Corporation kiosk or showroom, and pick the unit you are interested in;
- 2) Your Account Manager will quote you the monthly payment required for each payment option;
- 3) Should you decide to close the deal, you will be asked to present the ff for reservation/ booking:
 - a. Buyer's Information Sheet;
 - b. 2 Valid ID's per individual buyer;
 - c. Proof of Billing Address;
 - d. Special Power of Attorney, if through a representative (Consularized, if principal is based overseas)
 - e. Bank Loan Application Requirements:
 - i. Robinsons Bank loan application form;
 - ii. Proof of Civil Status
 1. CENOMAR for single buyers;
 2. Marriage Contract for Married individuals
 - iii. Income Proof Documents for the ff profiles:
 1. Employed Individuals
 - a. Latest ITR;
 - b. Certificate of Employment and Compensation;
 - c. Payslips (Latest 3 months);
 2. Entrepreneurs
 - a. DTI Registration or SEC Articles & By-laws
 - b. Business Permit
 - c. Latest 3 years ITR;
 - d. Latest 3 Years Audited Financial Statements
 - e. Latest 6 months Bank Statements
 - f. Listing of top 3 Customers and Suppliers with contact persons and contact numbers;\
 3. OFW's
 - a. Employment Contract;
 - b. Latest 6 months remittance slips or bank statements
 4. Seaman
 - a. Employment Contract;
 - b. Latest 6 months Allotment slips or bank statements

5. Professionals
 - a. PRC ID;
 - b. Latest 3 years ITR;
 - c. Latest 6 months bank statements
 - d. Retainer contracts, if any.
- iv. Bank Loan processing – Robinsons Bank shall do credit investigation and loan evaluation from 2 weeks (employed) to 4 weeks (entrepreneurs)
- v. Evaluation Results – Robinsons Bank shall inform you of its decision, whether the application is approved or disapproved
- vi. Approval – Robinsons Bank shall schedule loan documents signing with you, and shall require you to pay loan fees and charges (i.e. approximately 2% to 2.5% of the purchase option/ loan amount);
- vii. Disapproval – Robinsons Land Corporation shall refund you your lease deposit within 60 to 90 days.
- viii. **IMPORTANT:** Robinsons Land Corporation **shall not refund lease deposit payments for buyers who delay the completion of their loan requirements with the bank longer than 30 days**, as loan processing can not be completed due to lacking requirements. In case of disapproval, lease deposit payments shall be forfeited as just compensation for the opportunity loss/ time we have reserved the unit for you, and pulled out the unit off the market.

MOVE-IN GUIDELINES

- 1) Full payment of Lease Deposit (i.e. equivalent to 3 months payment) – can be paid in installments, or lump-sum, depending on your preference;
- 2) Presentation of a Letter of Guaranty from Robinsons Bank;
- 3) Declaration of Occupants (i.e. Owner and immediate family, 1st degree relative)

LEASE TO OWN RESTRICTIONS

- 1) Occupants – Shall be owner and immediate family occupied, or at least 1st degree relative;
- 2) No-sub leasing allowed;
- 3) Tolerable Delinquency during lease period:
 - a. Not more than 2 consecutive missed payments;
 - b. Not more than 3 non-consecutive missed payments
 - c. Bad payment history can cause Robinsons Bank to withdraw their approval and release of the pre-bundled bank loan;

LEASE MAINTENANCE

Since Lease to Own is actually an ownership payment plan, with an early move-in feature, the buyer will be asked to shoulder the ff upon occupancy:

- 1) Monthly Condo Dues (Please ask your Account Manager for the rates);
- 2) Utility Bills shall be for your account (water, electricity, cable tv and telephone)
- 3) Annual Real Estate Property Tax

TRANSFER OF TITLE

The buyer shall be required to pay for the Miscellaneous Fees and Title Transfer Fees (Please ask your Account Manager for the amount required) at the end of the lease term.

Title transfer fees shall be paid in conjunction with the full payment of the purchase option by the bank, and the buyer now owns the unit, but mortgaged to the bank under the pre-bundled loan. **All restrictions on the lease shall be lifted at this point.**