



ROCKAVILLA REALTY &
DEVELOPMENT CORPORATION



STA. MARIA PROPERTIES &
HOLDINGS CORPORATION



McArthur Highway, 3rd floor Rocka Bldg.
Poblacion, Guiguinto, Bulacan
(044) 794-4594 loc. 210
(044) 931-2133
rockamarketing@gmail.com

2021.01B

RESERVATION AGREEMENT

ASS #
CAS #
R.A #
A.R #

DEVELOPER:		ROCKAVILLAREALTY & DEVELOPMENT CORPORATION (RRDC)			
PROJECT		ALEGRIA LIFESTYLE RESIDENCES			
ADDRESS		LOMA DE GATO, MARILAO BULACAN		TYPE	HOUSE & LOT
PHASE	BLOCK	LOT	LOT AREA	PRICE/SQM	TOTAL
HOUSE TYPE	HOUSE MODEL		FLOOR AREA	DISCOUNT: SPECIFY	
				HOUSE PRICE	
				PROCESSING FEE	
FINANCING				TOTAL CONTRACT PRICE	

DOWNPAYMENT				BALANCE	
DP TERM (MOS)	AMOUNT	MONTHLY AMORT	DATE	MONTHLY AMORT	DATE
REQUIRED DP					
LESS: RESERVATION FEE		↓	↓	↓	↓
LESS: DISCOUNT					
NET DOWNPAYMENT					

BUYER'S PERSONAL INFORMATION				
BUYER'S NAME (SURNAME, GIVEN NAME, SUFFIX, MIDDLE NAME)				
BIRTHDAY	CITIZENSHIP	GENDER	CIVIL STATUS	TAX IDENTIFICATION NUMBER (TIN)
RESIDENCE TELEPHONE NUMBER		MOBILE NUMBER		EMAIL ADDRESS
ADDRESS (HOUSE NO., STREET, BARANGAY, MUNICIPALITY, PROVINCE)				
OCCUPATION		COMPANY NAME		MONTHLY INCOME
COMPANY ADDRESS (BLDG NO., STREET, BARANGAY, MUNICIPALITY, PROVINCE)				
FACEBOOK / MESSENGER ACCOUNT NAME				PROFILE PICTURE
SPOUSE NAME / CO-BORROWER'S NAME (SURNAME, GIVEN NAME, SUFFIX, MIDDLE NAME)				
BIRTHDAY	CITIZENSHIP	GENDER	CIVIL STATUS	TAX IDENTIFICATION NUMBER (TIN)
RESIDENCE TELEPHONE NUMBER		MOBILE NUMBER		EMAIL ADDRESS
ADDRESS (HOUSE NO., STREET, BARANGAY, MUNICIPALITY, PROVINCE)				
OCCUPATION		COMPANY NAME		MONTHLY INCOME
COMPANY ADDRESS (BLDG NO., STREET, BARANGAY, MUNICIPALITY, PROVINCE)				
FACEBOOK / MESSENGER ACCOUNT NAME				PROFILE PICTURE
IF NOT BASED IN THE PHILIPPINES, NAME & CONTACT NUMBER/S OF CONTACT PERSON / ATTORNEY-IN-FACT				
NAME		ADDRESS		CONTACT NUMBERS

REMARKS

--	--	--	--	--

REQUIREMENTS

- | | | |
|---|---|--|
| <input type="checkbox"/> Housing Loan Application | <input type="checkbox"/> Proof of Billing with Brgy. Certificate | Additional Requirements for Self-Employed |
| <input type="checkbox"/> Latest Pay slip | <input type="checkbox"/> Photocopy of Birth Certificate/Marriage Contract | <input type="checkbox"/> DTI Cert. Of Registration |
| <input type="checkbox"/> Notarized Certificate of Employment & Compensation | <input type="checkbox"/> Special Power of Attorney, for OFW | <input type="checkbox"/> Latest Mayor's Permit |
| <input type="checkbox"/> Contract of Employment (for OCW) | <input type="checkbox"/> Valid I.D | <input type="checkbox"/> Audited Financial Statement |
| <input type="checkbox"/> Latest Income Tax Return with W2 | <input type="checkbox"/> Lot Plan | |
| <input type="checkbox"/> 3 ID Pictures | | |

TERMS AND CONDITIONS

The undersigned Buyer, has read, understood and freely agreed with the following terms and conditions of this Reservation Agreement(R.A.)

1. This R.A. shall continue to be valid if I pay the down payment schedule which will start , 30 days from the date of reservation. If no such payment is made, this R.A. shall be automatically cancelled and my/our reservation fee shall be forfeited, without need of notice or advice
2. Payment of DP/equity shall be strictly in accordance with the stated schedule; otherwise, the penalty of 36% per annum (computed daily) shall be imposed and charged against me/us, and without prejudice to the right of the developer to cancel and terminate this R.A. In the event of said termination, all my/our other payment/s for the purchase of the subject lot/housing unit shall be automatically forfeited.
3. In case of the loan approved by the bank or financing institution be less than the approximate or projected loan mentioned, the difference thereof shall be treated as my/our additional equity obligation which I/we promise to pay within the thirty (30) calendar days from the date of notice of approval of my/our loan. on the other hand, should the approved loan be more than the aforesaid approximate loan, the excess shall be refunded to me/us within thirty (30) days from the date of release of the loan.
- 4.Prices of lots/house and lot package are subject to change without prior notice. However, no such change in prices shall affect this R.A. if I/we pay my/our equity strictly in accordance with the stated schedule.
- 5.This R.A. may also be cancelled and terminated at the option of the Owner/Developer if I/we do not comply with the following undertakings:
 - (a.) Submission of the complete set of documents as enumerated above on or before the fourteenth (14th) day from the date of signing of this R.A. and compliance with the existing policies for housing loan applicants. Should the developer decide or opt to accept late submission of documents, one half or 50% discount, if any, given to me/us shall be automatically forfeited, without the need of any notice of advise;
 - (b.) Failure on my part to pay any instalment on the down payment/equity as stated;
 - (c.) Failure to sign the prescribed contract to Sell upon settlement of full downpayment of atleast 20% of TCP.
 - (d.) Withdrawal on my/our part from this Reservation Agreement for any reason whatsoever.
6. All my/our payments should be made at the Accounting Dept. of the aboved-named Project Owner/Developer. Any payment elsewhere and/or to an unauthorized person shall be honoured only upon its actual remittance.
7. The payment of monthly amortizations subsequent to the full payment of equity or downpayment shall commence, without further notice and with or without Contract to Sell.
8. The payment of monthly maintenance fee (lot due/s and/or HOA due/s) shall start upon full payment of Downpayment and be paid on monthly or yearly basis; non payment of which will be subject to 5% penalty compounded monthly.
9. Should there be any increase or decrease in actual area of the lot reserved by reason of government regulation and/or any change in the subdivision plan or technical description,or simply by reason of honest mistake or inadvertence I/we agree to pay the amount corresponding to the increase in area or be refunded with the price per square meter in case of decrease in area, and to whatever needed technical correction/s.
10. This R.A. is not valid without the approval of the above-named Project Owner/Developer. In the event, This R.A. is disapproved within the aforesaid five-dayperiod, the reservation fee shall be returned to me/us within a similar period of five (5) working days from the date of disapproval.
11. I further certify that I have fully understood the contents of this R.A and all the consequences of any breach or violation hereof; and that any warranty or representation made to me/us by the agents in connection with this reservation shall not be binding on both the Project Owner/Developer, if the same in not part of the warranties or representations made by said companies through authorized personal or recognized advertising/marketing materials and this R.A. shall not be considered as changed. TDMC/Project Owner/Developer modified, altered or any way amended by acts of tolerance of unless such changes, modifications or amendments are made in writing and signed by duly authorized officers or representativesof said companies.
12. Any provision to the contrary notwithstanding, I/we likewise agree or acknowledge that the developer has the right extra judicially cancel this Reservation for any cause whatsoever anytime before issuance of the corresponding Contract to Sell provided that a written notice of such cancel or rescission is given to me/us and all payments made by virtue hereof are duly refunded.
13. In case client wishes to downgrade acquisition, i.e from a house and lot package to lot only or from a house and lot acquisition with higher value to a lower value package, appropriate marketing expense/s shall be shouldered exclusively by the client.
14. Construction of all additional works is exclusive to the developer to preserve peace, order and property valuation.

CERTIFICATION

I/We agree to the terms and conditions governing this sale transaction. I further attest to the correctness of my/our personal information stated in this application

I/We fully understand the ____-year zero interest will remain in effect unless I/we default (consecutive or not) in three (3) monthly instalments whether in down payment portion or monthly amortization. In which case, there will be annual interest of 18% (diminishing balance) on the remaining balance.

NOTED BY:

_____	DATE SIGNED	_____	DATE SIGNED	_____
BUYER		MARKETING		SALES PERSON / SALES AGENT
_____	DATE SIGNED	_____		_____
SPOUSE		DEVELOPER'S AUTHORIZED REPRESENTATIVE		AVP - SALES
				VP - SALES