

*STEP-BY-STEP BUYER'S GUIDE

Companion for the First-Time
Homebuyer

 LANCASTER
ESTATES



Bellefort  Estates

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Step-By-Step Guide - www.cavitehomes.com



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* Owning a home now is more
affordable than ever

* 1. Highlights / Benefits

Cavitehomes focuses on giving “You” our dear homebuyer, a guide to help you in making the right decisions in getting your Dream Home. Thus, saving you Money, Valuable Time, and Effort.

Cavitehomes Focuses on Three (3) Things:

1. Value for Money | Affordable for Average Filipinos | Easy Payment Terms
2. Near Major Establishments: Place of Work, Schools, Churches, Market, Hospitals, Airport, etc
3. Homes that makes sense to you:
 - Gated Community | Secure
 - Amenities
 - Parking Space
 - Ample Bedrooms
 - Linear Park - Place where children can play
 - Reinforced Concrete Construction
 - Toilet and Bath on each floor
 - Ample ventilation

[Advertisement]



Alapan, Imus Cavite (Near Cavite)

- Floor Area: 72 sqm
- Lot Area: 100 sqm
- Single Home
- 3 Bedroom
- 2 Toilet and Bath
- 1 Carport
- No Balcony

Selling Price = Php 1.95M

* Margaret Single - Lancaster Estates

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* 2. Which House Model is Right for You?

a) **Single Home**

Minimum Lot Area is 80sqm

Minimum Floor Area is 52sqm

According to the result of our survey, this is the preferential house type Filipinos wants to live in. It offers More Space, Privacy, Ample Natural Light, and Ventilation.

b) **Townhouse**

Minimum Lot Area is 40sqm

Minimum Floor Area is 40sqm

This is the perfect choice for starting out families or Singles who want their own place. This beats renting, because you start building up equity by being a Homeowner.

Single Home



Lot Area = 80sqm to 140sqm
Floor Area = 52sqm to 120sqm
Price = P1.6M to P4.7M

Townhouse



Lot Area = 40sqm to 50sqm
Floor Area = 40sqm to 60sqm
Price = P750thou to P1.2M

Reserving a unit is
the First Step to take in
b e c o m i n g a
Homeowner.

In case the Homebuyer is an OFW, the Representative here will fill-up the Buyer's Info Sheet (BIS) and Reservation Agreement (RA) in behalf of the Principal Buyer.



PRO-FRIENDS
PROPERTY COMPANY OF FRIENDS, INC.

BUYER'S INFORMATION SHEET

Main Office Address:

No.55 Tine St., Brgy. Adson Hills, Mandaluyong City, Philippines

Tel No. (803) 727-0800 / 727-0478 / 727-7945 / 727-7350

Email address: marketing@pro-friends.com

Website: www.pro-friends.com

Local Head Office Address:

14-C Gen Luna St., Brgy. Inday Bato City, Phils.

Tel No. (033) 335-3682 to 83 / 335-3658

Fax/No. (033) 338-3681

LOAN DETAILS:

STRICTLY FOR AUTHORIZED PRO-FRIENDS PERSONNEL ONLY		PRINCIPAL BUYER	
UNIT ID	RESERVATION FEE	DATE OF BIRTH: (mm / dd / yyyy)	TEL
SELLING PRICE	PRIMO DISC (if any)	Birth Place	SSUGGS No.
PROCESSING FEE	CR / PR no.	Civil Status: ☐ Single ☐ Wedded	Ownership: ☐ ☐ Shared
LOAN AMOUNT	CR / PR date	Tel No.:	Mobile No.:
DOWNPAYMENT	BOOKING OFFICER	E-mail Add:	CTC No.:
			Date & Place Issued:

PRINCIPAL BUYER'S NAME		PRINCIPAL BUYER	
LAST NAME	FIRST NAME	DATE OF BIRTH: (mm / dd / yyyy)	TEL
MIDDLE NAME		Birth Place	SSUGGS No.
		Civil Status: ☐ Single ☐ Wedded	Ownership: ☐ ☐ Shared
		Tel No.:	Mobile No.:
		E-mail Add:	CTC No.:
			Date & Place Issued:

HOUSE ADDRESS		PERMANENT ADDRESS	
No.	Street	No.	Street
City	Province	City	Province
Zip Code		Zip Code	

HOUSE OWNERSHIP		EMPLOYER'S NAME	
☐ Owned	☐ Rented	EMPLOYER'S ADDRESS:	TEL NO.:
☐ Parents	☐ Others	E-MAIL ADD:	

EMPLOYMENT STATUS		OCCUPATION TYPE		SOURCE OF FUND		GROSS MONTHLY INCOME	
Employed	Principal Buyer	Business Owner	Principal Buyer	Employment	Principal Buyer	Active	Principal Buyer
Self-Employed	Spouse	Top Executive	Spouse	Business	Spouse	25,001 to 50,000	Spouse
OFW		Manager / Supervisor		Investment		50,001 to 75,000	
Spouse / Partner / Support		Owner & Rite		Real Estate		75,001 to 100,000	
Unemployed		Others		Others		100,001 to 150,000	
		Others (specify):		Others (specify):		150,001 and above	

SPOUSE		SPOUSE	
LAST NAME	FIRST NAME	DATE OF BIRTH: (mm / dd / yyyy)	TEL
MIDDLE NAME		Birth Place	SSUGGS No.
		Civil Status: ☐ Single ☐ Wedded	Ownership: ☐ ☐ Shared
		Tel No.:	Mobile No.:
		E-mail Add:	CTC No.:
			Date & Place Issued:

EMPLOYER'S NAME		EMPLOYER'S ADDRESS:	
LAST NAME	FIRST NAME	DATE OF BIRTH: (mm / dd / yyyy)	TEL
MIDDLE NAME		Birth Place	SSUGGS No.
		Civil Status: ☐ Single ☐ Wedded	Ownership: ☐ ☐ Shared
		Tel No.:	Mobile No.:
		E-mail Add:	CTC No.:
			Date & Place Issued:

PERSONAL REFERENCES:		PERSONAL REFERENCES:	
NAME:	ADDRESS:	NAME:	ADDRESS:
TEL NO.:		TEL NO.:	

AGENTS' NAME:		AGENTS' NAME:	
BROKER'S NAME	LEVEL 1	BROKER'S NAME	LEVEL 1
LEVEL 2		LEVEL 2	
LEVEL 3		LEVEL 3	
LEVEL 4		LEVEL 4	
LEVEL 5		LEVEL 5	

Buyers Signature over Printed Name: _____

Date Signed: _____

* 4. Choosing Financing

There are Basically Three (3) Types of Financing:

a) **Cash / Deferred Cash**

- Maximum savings of 10% can be enjoyed by the homebuyer.
- Up to 24 months, 0% Interest

b) **Bank Financing**

- Low Interest Rates
- Longer Payment Term

c) **In-House Financing**

- Guaranteed Approval
- No hassle



5. Documentation

Bank Financing

- General Requirements

1. Duly filled up and signed application form
2. 3 pcs. ID pictures
3. Marriage Contract (when applicable)
4. Photocopy of two (2) valid ID' s w/ 3 specimen signature
5. Proof of Billing
6. Tax Identification Number (TIN)

In-House Financing

- General Requirements

1. 3 pcs. ID pictures
2. Photocopy of two (2) valid ID' s (Gov' t issued)
3. Residence Certificate for the current year (cedula)
4. Tax Identification Number (TIN)

A screenshot of a Metrobank MetroCar Loan Application Form. The form is titled "METROBANK MetroCar METROBANK CAR LOAN Application Form". It contains various sections for personal information, employment details, and loan specifics. The form is filled out with handwritten text in blue ink. The sections include: "PERSONAL INFORMATION", "EMPLOYMENT INFORMATION", "FINANCIAL INFORMATION", "LOAN INFORMATION", and "SIGNATURE". The form is printed on a white background with blue lines and text.

Required Documents to be fill-up and sign by the Homebuyer

Bank Financing

1. Buyer's Information Sheet
2. Reservation Agreement
3. Counseling Form
4. Contract to Sell
5. Deed of Absolute Sale
6. Deed of Reconveyance
7. Credit Investigation Form (CIF w/ sketch)
8. Insurances
 - a. Cocolife Insurance
 - b. AXA
 - c. PNB
9. SPA form (PCFI) if OFW
10. SPA Form (bank-consulorized) if OFW
11. Attorney-in-fact Information Sheet if OFW

In-House Financing

1. Buyer's Information Sheet
2. Reservation Agreement
3. Counseling Form
4. Contract to Sell
5. Deed of Absolute Sale for Deferred/Cash Buyer
6. Credit Investigation Form (CIF w/ sketch)
7. Insurances
 - a. Cocolife Insurance
 - b. Beneficial-PNB Insurance
8. Special Power of Attorney (SPA) if OFW
9. Attorney-in-fact Information Sheet
10. Waiver of Rights (if spouse is foreigner)

[Advertisement]

*Available in 2 Colors:
Yellow and Blue*



Molino, Bacoar Cavite (Near SM Molino)

- Floor Area: 120 sqm
- Lot Area: 140 sqm
- Single Home
- 4 Bedroom
- 3 Toilet and Bath
- 2 Carport
- With Options for Balcony

Selling Price = Php 4.7M

*** Vivienne Single - Bellefort Estates**

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Cavite Homes

6. Turn-Over Process

Bank Financing

• Homebuyer will be allowed to move in for the following Reasons:

- House is completely built
- Payments are updated
- Loan take-out from the Bank

Buyer should secure the Clearance for Inspection (CFI) within 60 days upon the receipt of Notice of Completion (NOC), otherwise, unit will be deemed accepted.

In-House Financing

• Homebuyer will be allowed to move in for the following Reasons:

- House is completely built
- Payments are updated
- Post dated checks for monthly amortization have been issued

- All documentation requirements are complied with

• Buyer should secure the Clearance for Inspection (CFI) within 60 days upon the receipt of Notice of Completion (NOC), otherwise, unit will be deemed accepted.

[Advertisement]



Alapan, Imus Cavite (Near Cavite)

- Floor Area: 100 sqm
- Lot Area: 120 sqm
- Single Home
- 4 Bedroom
- 3 Toilet and Bath
- 2 Carport
- With Balcony

Selling Price = Php 2.75M

* Alexandra Single - Lancaster Estates

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*7. Living in Your New Home

Upon accepting your unit, you can now make alterations and improvement on your new home.



*Thank you for choosing
Cavitehomes.