

CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This Contract to Sell is made and executed and entered into by:

_____, Filipino, single/married to, _____, with
residence address at _____ in the Philippines, hereinafter referred
to as the SELLER;

-AND-

_____, Filipino, single/married to, _____
and with residence and postal address at _____ in the
Philippines, hereinafter referred to as the BUYER;

WITNESSETH;

WHEREAS, the SELLER is the registered owner of a parcel of land with
improvements located at Address of the property for sale in the Philippines and covered
by Transfer Certificate of Title No. _____ containing a total area of
_____ (sqm), more or less, issued by the Registry of Deeds of
_____;

WHEREAS, the BUYER has offered to buy and the SELLER has agreed to sell the
above mentioned property under the terms and conditions herein below set forth;

NOW THEREFORE, for and in consideration of the total sum of THE CONTRACT
PRICE FOR THE PROPERTY FOR SALE (P _____) Philippine Currency, and
of the covenants herein after set forth the SELLER agrees to sell and the BUYER
agree to buy the aforesaid property subject to the following terms and conditions:

The total consideration shall be THE CONTRACT PRICE FOR THE PROPERTY FOR
SALE (P _____) Philippine Currency, payable through
CASH/MANAGERS' CHECK/WIRE TRANSFER as follows:

1.1. The amount of THE EARNEST MONEY DEPOSIT (_____) representing
earnest money deposit shall be payable upon execution of this Contract to Sell and
shall be considered part of the total Contract price.

1.2. The remaining balance amounting to THE REMAINING BALANCE (P_____)
PESOS Philippine Currency, shall be payable within TIME FRAME upon execution of
this Contract to Sell.

1.3 In case the BUYERS could not fulfil any of their obligation stated in this Contract To
Sell, the earnest money shall be forfeited in favor of the SELLER.

2. All pending utility bills, if any, Real Estate Tax up to the time of sale, Capital Gains
Tax, Documentary Stamp Tax, shall be for the account of the SELLER.

3. Notarization fees, Registration Fee, Transfer Fees and all miscellaneous fees and
expenses to transfer the certificate of title in the name of the new owner shall be for the
account of the SELLER;

4. Possession to the subject property shall be delivered by the SELLER to the
BUYER upon full payment of the total consideration;

5. ADDITIONAL TERMS AND CONDITIONS SUCH AS Delivery of the property shall be
given by the SELLER to the BUYER devoid of any religious artefacts, personal
belongings and effects, tenants and any toxic/radioactive substances. Etc.

6. TERMS AND CONDITIONS MAY VARY ON A CASE-TO-CASE BASIS.
CONTRACTING PARTIE MAY ADD, SUBTRACT, EDIT, ANY OR ALL PARTS OF THIS
CONTRACT TO SELL AS THEY SEE FIT

7. Upon full payment of the total price, the SELLER shall sign and execute a DEED
OF ABSOLUTE SALE in favour of the BUYER. The SELLER shall likewise execute
and/or deliver any and all documents, including but not limited to the original copy of
Transfer Certificate of Title, Tax Declaration and all other documents necessary for the
transfer of ownership from SELLER to the BUYER.

8. In case the SELLER could not fulfil any of the obligations stated in this Contract to
Sell, the BUYER shall be entitled to a full refund plus 10% interest per month.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, this

_____ day of _____ 20____ at _____, Philippines.

Printed Name and Signature of SELLER

Printed Name and Signature of BUYER

SIGNED IN THE PRESENCE OF:

Printed Name and Signature of 1st Witness

Printed Name and Signature of 2nd Witness

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

_____) SS.

BEFORE ME, a Notary Public for and in

_____ personally
appeared:

Name

ID Number

Date/Place Issued

Known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same are their free act and voluntary deed.

This instrument, consisting of 2 pages, including the page on which this acknowledgment is written, has been signed on the left margin of each and every page thereof by the concerned parties and their witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND SEAL on this ____ day of _____ 20____ at _____.

Notary Public

Doc. No.;

Page No.;

Book No.;

Series of 20_____.