



....a condominium complex in Davao

PURCHASING GUIDELINES AND REQUIREMENTS

Buyer's Requirements:

In order to purchase a condominium unit at Linmarr Towers, you must:

- 1) Either one of the following:
 - a) Filipino Citizen,
 - b) Natural-born Filipino Citizen who lost his/her Filipino citizenship through naturalization in another country,
 - c) Filipino by dual citizenship,
 - d) foreign national married to a Filipino citizen,
 - e) or a foreign national (Note: A foreign national can purchase a condominium unit under his/her name).
- 2) Have the financial ability to make the payment for the property, whether in full or through financing.
- 3) Be at least 18 years of age and able to conduct business with legal effects.

How to get in touch with Linmarr?

Telephone	Internet/Email	Walk-in	Sales Force
In Davao: +63(82) 221-6515 tel +63(82) 221-6515 FAX For International Inquiries please contact: In Canada: (604) 638-6792 tel & FAX In U.S. (415) 251-3990 tel Elsewhere: Pls. use numbers above	Email: contact@linmarrtowers.com Website: www.linmarrtowers.com	Office and Showroom: Porras Street corner Lakandula, Barrio Obrero Davao City 8000 Philippines	Search the local residential and commercial real estate listings for Linmarr accredited agents that meets your criteria.

Steps in Purchasing a unit(s) at Linmarr

- 1) Complete a **Call Slip**.
- 2) Once you have a basic idea of your future home, you will need to fill out and sign a **Customer Data Sheet and Option to Purchase Agreement** form, pay the Php30,000.00 deposit (This deposit will be applied against/deducted from the downpayment or payment) and submit photocopies of the following documents:

a) For individuals and married couples (Basic Requirements):

- i) Tax Identification Number(TIN) or Birth Certificate
- ii) Current Resident Certificate (Cedula) with signature
- iii) 2 Valid IDs with picture and signature, preferably issued by government agency, i.e. driver's license, passport, etc.
- iv) Marriage Certificate (If married).

Note: If married, both spouses need to submit requirements i), ii), and iii).

b) For authorized signatory:

- i) All of the basic requirements above.
- ii) Notarized Special Power of Attorney (SPA) Note: When notarized abroad we need authentication from the Philippine Consulate or Embassy .

c) For corporations:

- i) All of the basic requirements above for both the company and the appointed representative(s).
- ii) Notarized Board Resolution of Secretary's Certificate stating the following:
 - (1) The date and place of the board meeting
 - (2) That a quorum was present in approving the board resolution.
 - (3) That the board authorized the purchase of the property.
 - (4) The designated signatory for the sale documents.

d) For foreigners:

- i) Your country's resident ID or equivalent



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- ii) Passport and Visa
- iii) Alien Certificate of Registration (ACR)
- iv) Valid ID with picture and signature, i.e. driver's license

3) Two options to purchase:

a) **Cash Purchase.** The following documents are required to be signed and notarized:

- i) **Contract to Sell,**
- ii) **Master Deed with Declaration of Restrictions**
- iii) **Deed of Absolute Sale**

At the same time you will be required to pay the full contract price. If you have not already done so, the requirements to be attached herewith are the ones attached with the **Customer Data Sheet and Option to Purchase Agreement** form.

b) **Financing (Installment).** The following documents are required to be signed and notarized:

- i) **Contract to Sell**
- ii) **Master Deed with Declaration of Restrictions.**

At the same time you will be required to pay the downpayment. If you have not already done so, the requirements to be attached herewith are the ones attached with the **Customer Data Sheet and Option to Purchase Agreement** form.

Note:

- 1) If you live abroad and have a representative in the Philippines, such as a trusted relative or friend, you can obtain a notarized Special Power of Attorney (S.P.A.) from the Philippine Consulate or Embassy in your country of residence, and designate that person to represent you in purchasing a unit at Linmarr Towers.
- 2) If you live abroad and do not have a representative in the Philippines, you may browse through our website to know more about the available units, call us, or send us an inquiry, and we will reply to your questions the best we can. If you prefer, reservations and purchases can be made in your absence. We can send you the documents needed to be signed and you will send them back together with your payment and all the required documents listed above. You can also make an appointment with us the next time you visit the Philippines. (Note: For notarization overseas, you will need to provide us a Certification from a Philippine Consulate or Embassy that the Notary Public/Lawyer being used is duly authorized to administer oath.
- 3) All payments can be made via wire transfer, cheques drawn on Philippine banks, or cash.
- 4) For more information and details please visit our website www.linmarrtowers.com . You will find explanations of the forms and documents, downloadable forms and documents, prices, availability, mortgage calculator, etc.



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Thank you for your interest in Linmarr Towers.

Linmarr Towers