

Broker Details: Marie Jasareno
 ADVENT REALTY Phone Number:
 +639195010091 Fax: Mobile
 Number:

LANCASTER RESIDENCES – Imus Cavite

PHP 593,000

Bedrooms: 2 Bathrooms: 1 LANCASTER RESIDENCES – Imus Cavite House features:
 ♦One Storey with 2 Br partition, 1 t&b ♦Provision for one car garage House Finishes:
 ♦Pre painted GI sheets ♦Steel casement window ♦Pre-cast panel system ♦Painted exterior and interior wall ♦Floor cement finish ♦Tiled kitchen counter ♦Tiled bathroom flooring ♦ ♦Water closet Amenities: ♦Clubhouse / Country club / Landscaped parks / ♦Playground / Catholic chapel / existing swimming ♦Pool / 24 hr. security ♦ PAG-IBIG FINANCING ♦ HOUSE AND LOT UNIT: THE VILLAS ♦ PRICE STARTS P593,000 to P742,000 ♦ *The bigger the lot area the prices increase. ♦ ♦ ♦ Lot Area: 43 sq meter ♦ Floor Area: 28 square meter ♦ Number of Bedroom: 2 ♦ Number of toilet and Bath:1 ♦ ♦ ♦ Selling Price.....Php593,000.00 Listing Miscellaneous Fee.....P71,160.00 Total Contract Price♦.....P664,160.00 ♦ Less PAG-IBIG Loan Amount ♦♦♦♦♦♦♦♦♦♦ Reservation fee..... P5,000.00 Net Cash Out.....P59,160.00 If payable to 4 months♦ ... P14,790.00 Maximum Loan Amount.....P600,000.00 Monthly Amortization If 30 yrs: P4,389.84 ♦ If♦25 yrs: P4,638.70 If 20 yrs: P5,049.82 *Period of House Completion 3 months ♦ Upon full Payment and Loan take out can move in to the Unit. ♦ * Developer accepts/process Pag-ibig Financing * Processing fee includes transfer of title & other miscellaneous expense. * Buyer can move in upon full equity payment and Pag-ibig loan take-out. * Complete documents should be submitted early. ♦ Hassle Free Loan Application - Developer will handle Pag-ibig processing. Just submit all the required documents within 15 days after date of reservation.. 7. REQUIRED DOCUMENTS - IN-HOUSE FINANCING (Must be submitted withinin 15-30 days from Reservation date) 1.)Valid ID/TIN 2.) 3 pcs. ID picture 1x1 (husband & wife & Atty. in Fact) 3.) Residence Certificate (husband & wife Atty in Fact) 4.) Birth Certificate (for Single) or Marriage Contract (for Married) 5.) Certificate of Employment ITR or Bank Account 6.) FOR OFW: Job Contract and Photocopy of Passport 7.) Postdated checks: Developer will give a Bank Referral Letter so Buyer can open a checking account. Only Php5,000 needed to open an account. A.) 12 pcs. as per Dp/Equity term choosen B.) 36 pcs. for Monthly Amortization C.) 1 pc. Guarantee Check D.) 4 pcs. Real Property Tax for 5 yrs. or 9 pcs. for 10 yrs. E.) TOTAL CHECKS53 CHECKS ♦ REQUIRED DOCUMENTS - BANK FINANCING (Must be submitted withinin 15-30 days from Reservation date) 1.) 3 pcs. ID picture 1x1 (applicant) 2.) 2 Valid ID's (if married: husband & wife & Attorney-in-Fact) 3.) Cedula 4.) Birth Certificate (if single) or Marriage Contract (if Married) or Death Certificate (Widow) 5.) Proof of Billing Address or Certification from Owner if Renting 6.) Payslip (6 months) 7.) Photocopy of Bank Book (last 6 months) 8.) TIN 9.) Certificate of Employment with Compensation- 10.) Latest Income Tax Return or ITR 11.) Postdated Checks: Developer will give a Bank Referral Letter so Buyer can open a checking account. Only Php5,000 needed to open an account. A.) 12 pcs. Downpayment or According to DP terms B.) 1 pc. Guarantee check If OFW - SEAMAN - Add these documents: 12.) Passport (Xerox) 13.) Certificate of employment from Agency and/or Job Contract 14.) Exit Pass (Authenticated by POEA) 15.) Special Power of Attorney - Notarized IF OFW - LANDBASE - Add this documents: 16.) Certificate of Employment from Company - Notarized 17.) Latest contract of Employment (Authenticated by POEA) ♦ REQUIRED DOCUMENTS - PAG-IBIG FINANCING (Locally Employed) (Must be submitted withinin 15-30 days from Reservation date) 1.) 3 pcs. ID picture 1x1 (applicant) 2.) 2 Valid ID's (if married: husband & wife & Attorney-in-Fact) 3.) Cedula 4.) Birth Certificate (if single) or Marriage Contract (if Married) 5.) Proof of Billing Address or Certification from Owner if Renting 6.) Payslip (3 months) 7.) MSVS - Membership Status Verification Slip from Pag-ibig 8.) Pag-ibig Counselling from the Developer 9.) TIN 10.) Certificate of Employment with Compensation 11.) ITR ♦ Postdated checks : Developer will give a Bank Referral Letter so Buyer can open a checking account. Only Php5,000 needed to open an account. A.) 12 pcs. Or as per Downpayment/Equity term choosen B.) 44 pcs. for Monthly Amortization C.) 2 pcs. Real Property Tax (2 yrs.) D. TOTAL 58 CHECKS If OFW - Add these documents: 13.) Passport (Xerox) 14.) Job Contract Note: Any two (2) of the following are accepted valid ID's: Passport/Drivers License..PRC ID..NBI Clearance..Police Clearance Postal ID..GSIS

E-Card..SSS..Philhealth Card..Senior Citizen..OWWA ID OFW ID..Seaman'sBook..Alien Certification Registration..... Immigrant Certification. DISCOUNTS GUIDELINES (From date of Reservation): 1. DISCOUNT ON FULL PAYMENT OF TOTAL CONTRACT PRICE: ♦ 1-7 days.....10.0% ♦ 8-30 days.....9.5% ♦ 31-60 days.....9.0% ♦ 61-90 days.....8.5% ♦ 91-120 days.....8.0% ♦ 121-150 days...7.5% ♦ 151-180 days...7.0% ♦ 181-210 days...6.5% ♦ 211-240 days...6.0% ♦ 241-270 days...5.5% ♦ 271-300 days...5.0% ♦ 301-330 days...4.5% ♦ 331-360 days...4.0% ♦ ♦ ♦ 2. DISCOUNT ON FULL PAYMENT OF DOWNPAYMENT: ♦ (Inhouse/Bank Financing Only) ♦ ♦ 1-30 days.....7.5% ♦ ♦ 31-60 days.....7.0% ♦ ♦ 61-90 days.....6.5% ♦ ♦ 91-120 days....6.0% ♦ ♦ 121-150 days..5.5% ♦ ♦ 151-180 days..5.0% ♦ ♦ 3. DEFFERED CASH PAYMENT: ♦ ♦ 24 mos. zero (0) interest ♦ (Pay in 24 equal installment without Interest) ♦ ♦ IMPORTANT NOTICE - NO DP DISCOUNT FOR: ♦ ♦ Ready for Occupancy Units. ♦ ♦ Direct Pagibig Financing. ♦ ♦ ♦ Normal 0 false false false MicrosoftInternetExplorer4 CASH PAYMENT SCHEME ♦ ♦ ♦ Selling Price Net of Reservation Fee ♦ ♦ ♦ 10% Discount within 7 days from the date of reservation ♦ ♦ ♦ 9.5% Discount within 8 to 30 days from the date of reservation ♦ ♦ ♦ 9% Discount within 31 to 60 days from the date of reservation ♦ ♦ ♦ 8.5% Discount within 61 to 90 days from the date of reservation ♦ ♦ ♦ Normal 0 false false false MicrosoftInternetExplorer4 *Prices are subject to change prior notice ♦ Always ask for price updates when inquiring.. Thank you ♦ ♦ ♦ FOR INQUIRIES, APPOINTMENT FOR TRIPPING, & RESERVATION ♦ Please Contact me, ♦ MARIE O. JASARENO ♦ Real Estate License Broker #20270 ♦ ADVENT REALTY ♦ My Mobile Number is 09195010091 ♦ My Email Add: info_restate@yahoo.com ♦ (TRUST the License Broker not the SALESMAN without the license to market the Real Estate) ♦ ♦ MLS #: MJ193340 Listing Type: For Sale Property Type: House Lot Area (sq. m): 48 Floor Area (sq. m): 28 Garage / Parking Slot: No. of Storeys: Not Available Additional Out Buildings: Appliances Included: Features: Clubhouse Security Swimming Pool Submission Date: 02-04-2009 Last Update: --