Sept 2025

BUYER'S GUIDE

(As of September 15, 2025; subject to change without prior notice)

Amaia

BUYER'S GUIDE

In Owning an Amaia Land Property

We, at **Amaia Land**, are delighted that you have chosen to purchase a property with us. It is our pleasure to welcome you to your new property and guide you in this important milestone of your life. We highly encourage you to read this Buyers Guide after you make your reservation so that you would be aware of the rules and processes that would govern the purchase.

Amaia Land is one of the wholly-owned subsidiary and affordable housing arm of **Ayala Land, Inc. (ALI)**, the leading property developer in the country.

Since 2010, Amaia Land champions the aspirations of hardworking Filipinos, offering thoughtfully designed, quality homes in key growth areas across the Philippines. Amaia Land offers diverse property options, from high-rise projects (Skies) and mid-rise (Steps), as well as house and lot (Scapes) and townhouse (Series) developments, to help you find your dream home with flexible payment plans, quality builds, and a rewarding experience. For over 15 years, Amaia Land has grown exponentially reaching to many more Filipinos and making their dreams of owning an affordable and sustainable home come to life.

Amicassa Process Solutions, Inc. (AMICASSA), our trusted partner, will be with you every step of the way to guide and support you throughout your purchase journey.

AMICASSA is a shared services company that delivers end-to-end after-sales administrative support to the Residential Business Group of **Ayala Land, Inc. (ALI)**. Its services include, but are not limited to, sales administration functions such as reservations and bookings, customer service, billing and collection monitoring, buyer financing assistance, credit investigation, documentation, and the transfer and release of property titles. As a strategic partner of Ayala Land, AMICASSA provides reliable and high-quality real estate sales administration services at optimal cost—while upholding the brand's image and reputation.

OVERVIEW

This handbook is designed to walk you through the entire purchase journey from reservation and payment schedules to loan processing and unit turnover. It sets clear expectations, outlines requirements, and provides timelines to help ensure a smooth and transparent homeownership experience.

The guide is based on standard policies and procedures. Any changes in the content due to legal or procedural requirements may occur without prior notice.

Amaia Series Vermosa

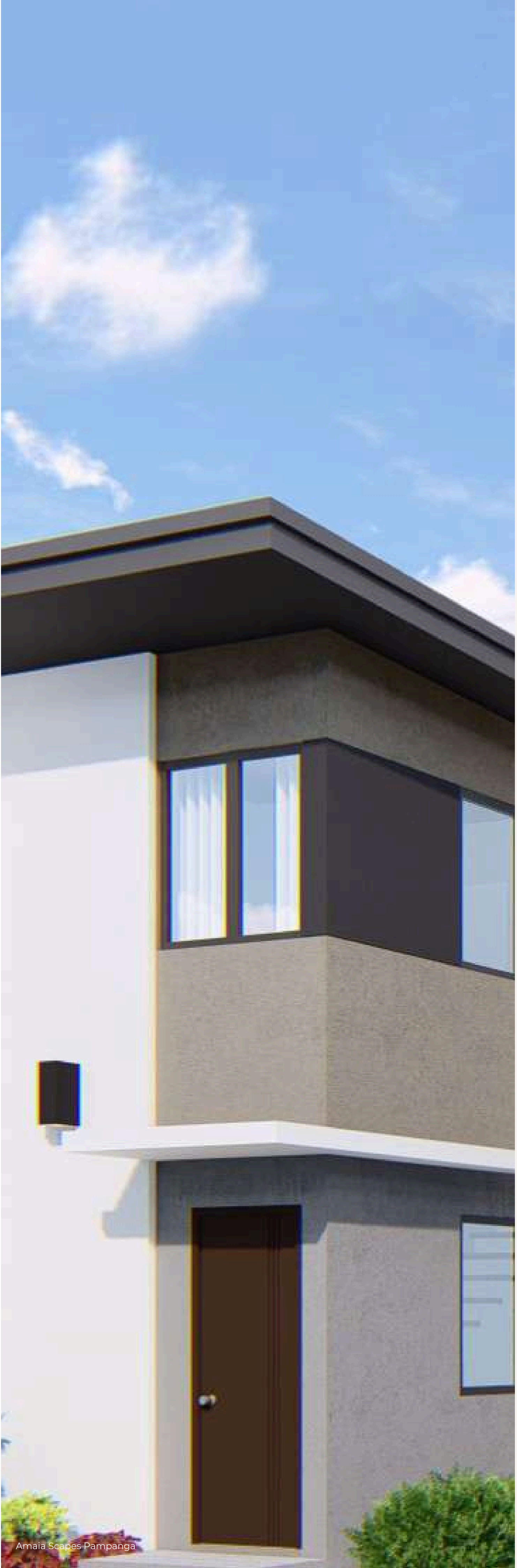
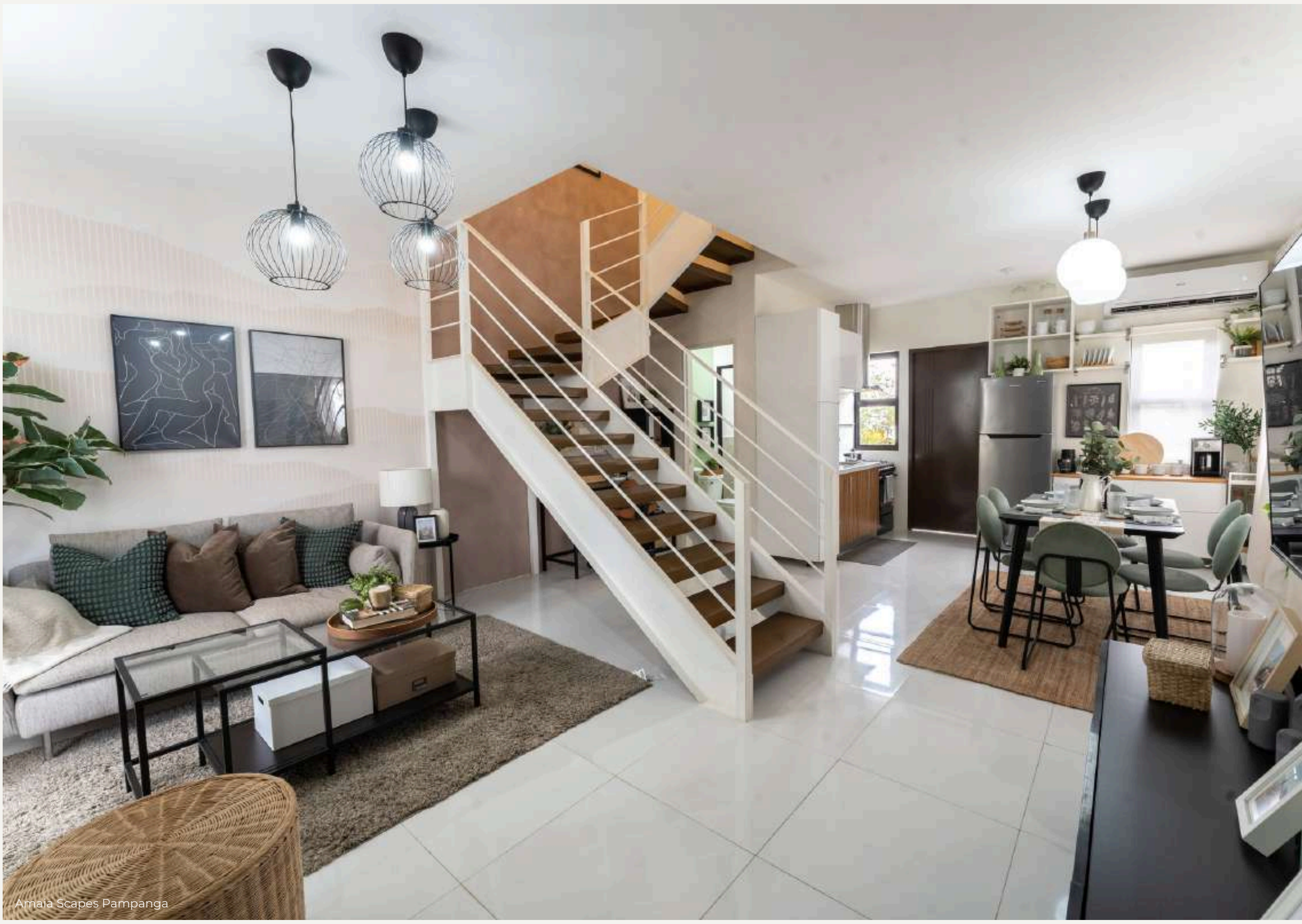


Table of CONTENTS



Amaia Scapes Pampanga

Amaia Scapes General Trias

01

PURCHASING THE UNIT

A . PAYMENT TERMS

1. **Cash Term** – Payment of total contract price is due 30 days from reservation.
2. **Deferred Financing** – Payment of the total contract price in equal installments over a specified period.
3. **Bank Financing** – Payment of the down payment (usually 10–20% of the total contract price) is made over a certain number of months, with the remainder funded through a loan from a bank or financing institution.

B. PURCHASING REQUIREMENTS AND PROCEDURES

1. Reservation

a. To reserve a unit, the Buyer must complete the following requirements online through **ReserveNow:**

- Signed and fully accomplished Reservation Agreement (RA) form
- Valid government-issued ID with signature
- Payment of the reservation fee (payable to the owner and developer specified in the computation sheet)

b. Upon reserving the property, the Buyer will receive a welcome email that includes a reminder to submit the requirements for finalizing the purchase within 30 days. To keep the reservation secure, all required documents must be submitted on time. Any delays or incomplete submissions may affect the reservation status, as stated in the Reservation Agreement.

c. The official computation sheet and checklist of requirements shall be provided at this time.

- *The Buyer is required to indicate the specific titling instructions in the Reservation Agreement form (e.g., "spouses," "married to ______," or "solely under my name").*
- *ReserveNow- Online platform used for reserving a unit.*

Important Note for Married Buyers:

Under the Philippine law, properties acquired during marriage are generally presumed to be conjugal/community property. If a married buyer requests that the property be titled ***solely in his/her name****, such registration will nonetheless indicate his/her civil status as "married" and the name of the spouse as a description of fact at the very least. As the conjugality of the property is not what the buyer indicates it to be but what the law classifies the same to as, a property registered to one spouse being married to another are still presumed conjugal property unless supported by appropriate documentation. It is recommended that buyers consult a lawyer for all questions and concerns on the titling instructions.*

Amaia Steps Shaw

The Register of Deeds may, at its discretion, require certain documents to recognize the property as exclusive, such as the enumeration below. Buyers are encouraged to consult their legal counsel to determine whether these documents should be provided. Submission of these requirements remains at buyer's option and is subject to the rules of the Register of Deeds.

- PSA-certified true copy of Marriage Certificate
- Prenuptial agreement (if applicable)
- Court order approving a Petition for Legal Separation or Petition for Legal Separation of Properties, and the corresponding Certificate of Finality

o Please also note that we will not handle the annotation of separation of property in the title under buyer's name (upon availability).

o If married to a foreigner, the property must be titled under the name of the Filipino Buyer only. (refer to C. Regulations for Foreign Buyers)

2. FINALIZATION OF PURCHASE (BOOKING)

a. To commit or finalize the purchase, all Buyers must submit the following within 30 days for local and 60 days for international from reservation date:

- Validated Signed BIR Form 1904 / 1905 of the individual buyer/co-owners
- For Corporate BIR Form 1903
- Proof of Mailing (within 90 days from the reservation date)
- Signed Contract to Sell (CTS)
- For the balance payments or down payment, submit complete set of Post-Dated Checks (PDCs) including the Lumpsum Check or Enrolled ADA Form
- For overseas Buyers, an accomplished Automatic Debit Arrangement (ADA) form or Aqwire may be allowed as the mode of payment.

The Buyer is also required to sign a Lumpsum Check waiver.

b. As applicable, below requirements must also be submitted for Married, Immigrant, Corporate Buyer, or those with Attorney-In-Fact (AIF):

If Married:

- Marriage Certificate

If with AIF:

- Two (2) copies of notarized Special Power of Attorney (SPA), or Two (2) consularized by the Philippine consulate/apostilled SPA if executed abroad
- Client specimen signature form
- Notarized SPA executed by the other co-owner/s in favor of just one co-owners, authorizing him/her to: (1) Sign the Sales documents (2) Receive notices from Amaia Land (3) Accept the turnover of the property, among others.


Amaia Steps Alabang

For countries that recognize the Philippine Apostille, it may be accepted in lieu of consularization. The complete list of member states is available at the [HCCH Apostille Convention Status Table](#).

If Immigrant:

- Original Certified True Copy of Oath of Allegiance

c. Below are additional requirements for **Deferred term of 25 months or more:**

- Photocopy of bank statements (at most three months prior)

Note:

- *This requirement is applicable for buyer's outside the Philippines.*
- *This also applies to buyer's under bank financing.*

If Employed:

- Latest Income Tax Return (ITR)/W2
- Certificate of Employment
- Latest pay slip

If Self-Employed:

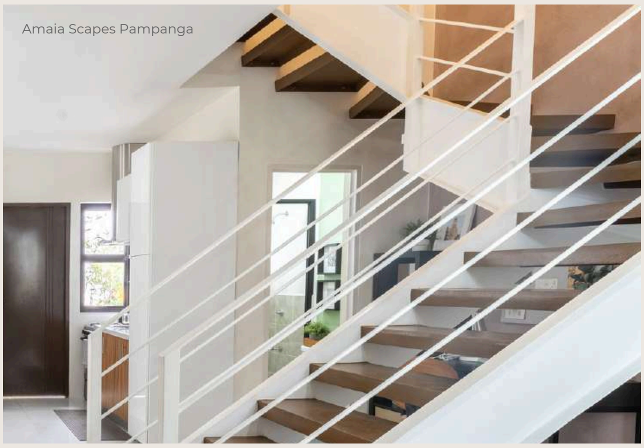
- Certificate of Registration from SEC or DTI
- Income Tax Return (ITR) (BIR Form 2316) for the past two years
- Business license for current year

If Overseas Filipino Worker:

- Remittance records/pay slips for the past three months
- Certificate of Employment (in English)

Note: Additional documents may be required, as deemed necessary, in support of the aforementioned requests and requirements.


Amaia Scapes General Trias


Amaia Scapes Pampanga

C. REGULATIONS FOR FOREIGN BUYERS

1. If the Buyer is a non-Filipino, he or she may purchase an Amaia Land condominium, provided that it does not exceed the maximum cap for foreign ownership of such project and the cap for a single nationality. However, he or she may not purchase a House and Lot unit given the restriction on foreign ownership of land.
2. If the Buyer is a Filipino with a non-Filipino spouse, who wants to buy a House and Lot unit, the non-Filipino spouse must provide an affidavit disclaiming ownership over the property. The property must be titled under the name of the Filipino Buyer only.

   - if the buyer is a Former Filipino Citizen, they must submit notarized/consularized/apostilled Affidavit of Citizenship (whichever is applicable)
   - if the buyer is a Dual Citizen, Filipino citizenship must be followed if purchasing lot/house and lot/townhouse. Otherwise, both Original Oath of Allegiance/ Certificate of Dual Citizenship and Affidavit of Citizenship will be required.

D. Full Payments and Contracts

1. Cash

a. For Ready-for-Occupancy (RFO) units: After the full payment is made and complete requirements are submitted, the Deed of Absolute Sale (DOAS) shall be prepared and signed by the Buyer.

b. For non-RFO units with a Retention Amount due upon completion, the Contract to Sell (CTS) shall be prepared and signed by the Buyer prior to booking of the purchase. Once the Retention Amount has been settled, the Deed of Absolute Sale (DOAS) will be issued to the Buyer.

The transfer of title to the Buyer's name will then commence, and the Buyer will be notified once the title is ready for pickup.

2. Deferred

The Contract to Sell (CTS) will be signed prior to booking the purchase. Once full payment has been made and all required documents have been submitted, the Deed of Absolute Sale (DOAS) will be issued to the Buyer.

Transfer of title to the name of the Buyer will then commence. The Buyer will be contacted once his/her title is ready for pickup.

3. Bank Financing

The Contract to Sell (CTS) shall be signed prior to booking of the purchase. The Buyer must apply for a housing loan at least twelve (12) months prior to the due date of the full payment. Once the loan application is approved, the bank shall issue a Letter of Guaranty (LOG) to Amaia Land, certifying that loan take-out has been approved to cover the remaining balance of the purchase. After the bank proceeds are released, the Deed of Absolute Sale (DOAS) shall be sent to the Buyer.

Transfer of title to the name of the Buyer will then commence. When obtained, it will be transmitted to the bank.

When full payment and documentary requirements have been met, the buyer will be issued a Clearance for Turnover. Amaia Land's Customer Relations Officer will contact the Buyer and schedule the turnover of the unit for inspection and acceptance.

Note: *We continuously work to improve our processes for your convenience. Please be advised that some requirements and procedures may change without prior notice.*


Amaia Scapes Capas

E. Title Transfer

Amaia Land will be working with regulatory agencies to transfer the title to the buyer’s name. Please note the facilitation process to be followed and the documents the agencies will be issuing.

1. Bureau of Internal Revenue

Issues Certificate Authorizing Registration (CAR) which is a mandatory requirement in transferring titles. This certifies that all applicable taxes related to the property are being paid.

2. Registry of Deeds

Conducts the transfer and releases the Condominium Certificate of Title (CCT) for condominium units or the Transfer Certificate of Title (TCT) for lots.

3. Assessor's Office

Issues the Tax Declaration indicating the market and assessed value of the property which become the basis for annual real property tax (RPT) payments.

The title transfer process begins when the buyers’ Deed of Absolute Sale is notarized.

02

AMENDMENTS POLICIES

For requests on change of personal information and change/removal of Attorney-in-Fact, the Buyer must contact Ayala Land's Client Experience and Service Excellence Team (CESE) at **residential.customers@ayalaland.com.ph or contact (632) 8848-5000.**

A. CHANGE OF PERSONAL INFORMATION

It is the duty of the Buyer to immediately inform Amaia Land if there are any changes in his/her contact information, billing address or civil status.

This request is subject to strict implementation of the standard Data Privacy policies and guidelines The requirements are the following:

1. Updating of Contact Information (Email Address, Mobile/Landline Number)

- Digital copy of signed request letter or email request from the registered email address of the current Buyer/s indicating the specific details to be updated;
- If the requestor is other than the registered Buyer, wet signed (not digitally signed) Record Update Form (RUF) by the registered Buyer is required;
  - Copy of Valid ID of the registered Buyer with signature.

2. Updating of Mailing Address

- Digital copy of signed request letter or email request from the registered email address of the current Buyer/s indicating the specific details to be updated;
- Proof of Mailing Address (at most one-month prior).

3. Updating of Civil Status
❖ Single to Married

- Digital copy of signed request letter or email request from the registered email address of the current Buyer/s indicating the specific details to be updated.
- New, fully filled-out Reservation Agreement (RA) reflecting the signature and details of the new Buyer/s indicating the change in civil status;
- Photocopy of Philippine Statistics Authority (PSA) issued Marriage Certificate;
- Copy of BIR Form 1905 or BIR Form 2305 reflecting the application for change in civil status;

- Copy of updated and valid government-issued ID of both spouses reflecting both spouses under surname of husband;
- Reprinting Fee per property/per contract (applicable for scenarios with re-documentation).

❖ Married to Single

- Digital copy of signed request letter or email request from the registered email address of the current Buyer/s indicating the specific details to be updated;
- New, fully filled-out Reservation Agreement (RA) reflecting the signature and details of the new Buyer/s indicating the change in civil status;
- 2 sets of Certified True Copies (CTC) of the Court Order on the dissolution of marriage with decree of partition of property (specifically declaring to whom the property shall be registered) or Court Certificate of Finality granting legal separation or annulment with Separation of Property (specifically declaring to whom the property shall be registered);
- If divorced (both spouses are foreigners), 2 sets of Certified True Copies (CTC) of consularized by the consul of the Philippines or Apostilled Judgment of Marriage Dissolution or Certificate of Divorce Decree issued by the foreign court with decree of partition/separation of property (specifically declaring to whom the property shall be registered);


Amaia Scapes San Pablo

- If divorced (either or both of the spouses are Filipino/s), 2 sets of Certified True Copies (CTC) of Judicial Recognition of Foreign Divorce Decree/Judgement with decree of partition/separation of property (specifically declaring to whom the property shall be registered).
- If divorced (one of the spouses is Filipino), 2 sets of Certified True Copies (CTC) of Judicial Recognition of Foreign Divorce Decree/Judgement with decree of partition/separation of property (specifically declaring to whom the property shall be registered);
- Copy of updated and valid government-issued ID of the primary owner/person to whom the property shall be registered;
- Copy of validated BIR Form 1905 or BIR Form 2305 reflecting the application for change in civil status;
- Corresponding check payment for the service fee (non-refundable).

***Note**: Depending on the scenario and facts presented, requirements may vary or may be subject to supplemental documentation.*

B. CHANGE/REMOVAL OF ATTORNEY IN FACT

The requirements for change, addition or deletion of Attorney-in-Fact (AIF) are the following:

- Digital copy of signed request letter or email request from the registered email address of the current Buyer/s indicating the specific details on the change of AIF;
- Two (2) sets of notarized (consularized by the consul of the Philippines or Apostilled if executed outside the Philippines) Special Power of Attorney/Secretary Certificate with Board Resolution;
- Two (2) sets of notarized (consularized by the consul of the Philippines or Apostilled if executed outside the Philippines) Revocation of Special Power of Attorney (SPA)/Secretary Certificate with Board Resolution (if request is for removal/replacement of AIF);
- Copy of valid government issued ID of the duly authorized representative;
- Corresponding check payment for the service fee (non-refundable).

Note: Additional documents may be required, as deemed necessary, in support of the aforementioned requests and requirements.

Amaia Scapes San Pablo

Amaia Steps Nuvali

03

BANK FINANCING PROCESS

For requests related to statement of account, payment history, certificate of payment, certificate of full payment, sales invoices, holding or pullout of checks and replacement of checks, the Buyer must send an email request to Ayala Land's Client Experience and Service Excellence Team (CESE) at residential.customers@ayalaland.com.ph or contact (632) 8848-5000.

Amaia Land provides assistance to buyers throughout the bank financing process — from preparing requirements and coordinating with partner banks to following up on the loan approval status — to help ensure a smooth and hassle-free experience.

1. Collection of Loan Requirements

a. Sending Bank Guarantee (BG) Reminder Letters to Buyers (12,7,3 & 1 mos. prior Lumpsum due date)
b. BG Reminder Call (7 mos., 1 mo. prior Lumpsum due date) iii.
c. Collection of Loan Requirements from the Buyer (refer to below requirements)

Locally Employed

Standard Documents:

- At Least Two (2) Valid IDs - Government Issued
- Birth Certificate - if Single
- Marriage Certificate - if Married
- Certificate of No Marriage (CENOMAR) - if Single
- Finality of Annulment or Divorce Papers - if Separated
- Death Certificate - if Widow/Widower
- Latest Proof of Billing - Philippine Address

Income Documents:

- Latest Certificate of Employment with Compensation (COEC)
- Latest Income Tax Return (ITR)
- Latest Three (3) Months' Pay slips
- Latest Six (6) Months Bank Statements - if Salary is via Voucher

OFW / Abroad Based

Standard Documents:

- At Least Two (2) Valid IDs - Government Issued
- Birth Certificate - if Single
- Marriage Certificate - if Married
- Certificate of No Marriage (CENOMAR) - if Single

Finality of Annulment or Divorce Papers - if Separated

- Death Certificate - if Widow/Widower
- Latest Proof of Billing - Philippine Address
- SPA Form - Notarized or Consularized (Format is accepted in Amaia Land and Banks-RCBC, Security Bank, CTBC, Union Bank)

Note: 1 SPA Form per Collateral (for the Bank)

Income Documents:

- Latest Certificate of Employment with Compensation (COEC)
  Note: If Seaman, COEC with POEA Stamp
- Latest Three (3) Months' Pay slips
- Latest Six (6) Months Bank Statements or Proof of Remittances

Self Employed

Standard Documents:

- At Least Two (2) Valid IDs - Government Issued
- Birth Certificate - if Single
- Marriage Certificate - if Married
- Certificate of No Marriage (CENOMAR) - if Single
  Finality of Annulment or Divorce Papers - if Separated
- Death Certificate - if Widow/Widower
- Latest Proof of Billing - Philippine Address

Income Documents:

- Business Permits and Registration
  o DTI Permit, Mayor's Permit, etc.
- Latest Two (2) Years Income Tax Return (ITR)
- Latest Two (2) Years Audited Financial Statements (AFS)
- Latest Six (6) Months Bank Statements
- List of Major Customers and Suppliers - at Least Three (3)
- Company Profile and picture
- Additional Documents for Corporation:
  o Security and Exchange Commission Certificate (SEC CERT.)
  o Secretary's Certificate
- Additional Documents for Incorporation:
  o Articles of Incorporation
  o Secretary's Certificate
  o By Laws
  o General Information Sheet

Note: Additional documents may be required, as deemed necessary, in support of the aforementioned requests and requirements

REMINDER: The Bank Application Form and Letter of Authority will be provided by the chosen Bank. Upon submission of the Buyer's requirements.

Amaia Scapes Pampanga

Amaia Scapes Pampanga

2. Validation of submitted requirements

- Pre-screening of Buyers income documents & Amaia Land records

3. Endorsement of loan application to the accredited Banks

- Endorsing of Buyers loan application to Amaia Land accredited Banks
- Issuance of Letter of Endorsement

4. Bank Credit Evaluation

5. Loan approval from the Bank

6. Loan Signing

7. Submission of post loan requirements, if applicable

8. Securing of Bank Guarantee

9. Issuance of Letter of Undertaking & Other Amaia Land Documents

- Final uploaded Official Computation Sheet (OCS)
- Final uploaded Reservation Agreement with IPA
- Signed Contract to Sell (CTS) if available
- Letter of Endorsement (LOE)
- Statement of the Account (SOA)
- Letter of Undertaking (LOU)

10. Release of loan proceeds

11. Tagging of account as Fully Paid (Once the loan has been released to Amaia Land, internal processes still need to be completed before the account can be tagged as Fully Paid in the system)

04

TURNOVER POLICIES

Amaia Steps Alabang

A. TURNOVER PROCESS

1. Regular Turnover / Early Move-In Promos (only when applicable)

Turnover will commence upon confirmation of unit readiness, completion of required payments, and execution of the Deed of Absolute Sale and/or all requisite contracts, provided that the Buyer has no pending documents or compliance requirements that may delay or affect the turnover.

Turnover Reminders and Buyer Responsibilities

- o Application of Utilities
- o Payment of Real Property Tax (RPT)
- o Settlement of association dues or condominium dues
- o Unit warranty orientation
- o Inspection of the unit
- o Orientation on turnover documents
- o Signing of acceptance documents
- o Acceptance of the complete set of keys
- o Accomplishment of the Buyer's Survey Form

After unit turnover and acceptance, the Buyer will receive a Statement of Account (SOA) for the association dues, issued by the Admin, Homeowners Association (HOA), or Condominium Corporation (CC).

Prior to moving in, the Buyer must undergo an orientation with the Property Management Office/Turnover Office about the village/condo policies and house rules and regulations.

Should the buyer fail to inspect or to cause physical or virtual acceptance of the unit within 15 days of the receipt of the 1st notice, it shall be deemed to have accepted the unit.

Thereafter, (1) the risk of loss or damage to the Unit, (2) the maintenance and preservation of the Unit, including the payment of dues payable to the Homeowners Association (HOA) or Condominium Corporation (CC), and/or other assessments and expenses pertaining thereto, (3) all obligations and assessments provided for in the Master Deed, attached to the Notarized Deed of Absolute Sale, shall automatically for buyer's account.

***2.* RPT Payment Obligation**

The Buyer is responsible for payment of Real Property Tax (RPT) starting the year following the date of acceptance or deemed acceptance. At its discretion, Amaia Land may advance the payment of RPT until the Title is transferred, after which, payment shall be made directly to the local government.

BACK TO TABLE OF CONTENTS

B. UNIT WARRANTY

1. Amaia Land's units come with one (1) year warranty on workmanship from the date of acceptance or deemed acceptance.

Disclaimer: Not applicable for As-is- Where-is (AIWI), Early Turnover Acceptance (ETOA) and some of Ready For Occupancy (RFO) accounts.

2. Excluded from the warranty are repair of items affected by wear and tear, misuse, or termite infestation. Some warranties may be voided if unit improvements are made after acceptance.

C. UTILITIES

The application for utility connections such as power, water, phone, and cable shall be discussed by the Turnover Officer during the scheduled turnover on site.


Amaia Series Vermosa

05

PROPERTY MANAGEMENT

Amaia Steps Alabang

Amaia Steps Alabang

To maintain long-term quality and ensure that property values and your investment will continue to be sustainable, there are rules contained in the Deed of Restrictions (DOR) and House Rules which need to be followed by all buyers/residents. These rules are meant to reflect an organized community and the harmonious well-being of all residents.

Below are some of the provisions found in the DOR and House Rules:

A. MEMBERSHIP AND DUES

1. All Buyers shall be members of the Homeowners Association (HOA) or Condominium Corporation (CC).

2. Payments of Association Dues in advance and submission of Post-Dated Checks (PDCs) for balance of dues shall be collected (for both residential and parking unit) by the HOA/CC for the administration/ operations, maintenance and security of the village/development.

3. Penalties/interest shall be charged for late payments.

B. ALLOWED USES OF RESIDENTIAL UNITS

1. The unit/s purchased is/are for residential use only.

2. The following are prohibited:
   - Illegal/immoral, noxious, unpleasant, offensive activity (gambling, contraband distribution, etc.);
   - Distribution point for commercial goods;
   - Any use which will disturb the peace and order of the village.


Lucida Series

3. The Buyer must advise the Homeowners Association (HOA)/ Condo Corp (CC) within the period indicated in the DOR after he/she sells/leases his/her unit.

4. For leases, the Buyer is solitarily liable to the lessee for any liabilities and should ensure the lessee follows the DOR and House Rules.

C. COMMON AREAS

1. The resident must be in good standing to use amenities, which may be subject to fees.

2. Guests should be accompanied by the resident at all times.

Lucida Series

3. Common areas such as roads, driveways/sidewalks, amenities and patio greens/pocket park shall be kept clear/unobstructed.

4. Parking, washing, and repair of vehicles along roads are not allowed.

D. HOUSE RULES

1. Vehicle stickers are required for identification during ingress and egress.

2. Domestic staff are required to secure village/condo ID.

3. Garbage must be properly segregated. Burning of garbage/ waste is strictly prohibited.

4. Hazardous, toxic, and explosive items (e.g., firecrackers, gas, chemicals) are strictly prohibited. For Condos, LPG (Liquefied Petroleum Gas) tanks are prohibited.

5. Clotheslines, piles of wood, and the like must be concealed from public view.

E. OTHER PROVISIONS FOR CONDOMINIUMS:

1. Parking

a. Buyers with vehicles must purchase their own parking slot; ideally early on, to avoid running out of slots later on.

b. Guest parking slots, if any, are for the common use of transient guests of all residents.

c. No parking along internal roads, driveways and external public roads.

d. Parking slots in the retail area (if any) are for retail customers only.

e. For each residential unit purchased, a maximum of one (1) parking slot may be purchased (except for tandem slots, if applicable).

f. No Parking unit shall be used as a storage area, driver's lounge or waiting area.

2. Improvement of Units

a. To preserve structural integrity and architectural design, the Buyer shall not construct/remove/modify any wall, floor, door or any structure, unless allowed under the Deed of Restrictions (DOR), subject to approval of the Condo Corp (CC).

b. Construction Bond and Admin fee shall be charged.

c. The Buyer should repair defective utility lines in his/her unit (i.e. water, electrical) and is liable for any damage to other units caused by his/her negligence.

d. Re-tiling of bathroom tiles may be allowed, provided that waterproofing and flood test inspection is done and proper approvals are obtained.

e. If full-length partitions are added, sprinkler and fire-detection/alarm system must be present in each enclosed space.

f. Any additional electrical load must be cleared with the Condo Corp (CC).

3. Pets

Currently in most projects, no pets are allowed, except aquatic pets (with tanks of certain size), if such is indicated in the Master Deed of Restrictions (as amended by the CC, if applicable).

F. OTHER PROVISIONS FOR LAND AND HOUSES:

1. Parking

a. Guest parking slots, if any, are for the common use of transient guests of all residents.

b. No parking along internal roads, driveways and external public roads.

c. For residential units, in some Amaia Land projects where there is only 1 parking slot available, the resident may only bring in 1 vehicle at a time. Street parking is strictly prohibited.

2. Improvement of Units

a. Any improvement must adhere to the Deed of Restrictions of the development to maintain visual harmony.

b. Plans should comply with laws and are subject to approval of the Homeowners Association (HOA) (or Amaia Land, if HOA is not yet formed).

c. Construction Bond and Admin fee shall be charged.

Amaia Scapes Urdaneta

Amaia Scapes Cabuyao

3. Pets

a. Only domestic pets like dogs/cats are allowed.

b. Pets must be registered with the HOA. They must wear identification tags and be vaccinated against rabies and distemper.

c. Buyer is responsible for any injuries/damages caused by his pet, and for cleaning any waste of pets in common areas.

The complete Deed of Restrictions (DOR) shall be available as part of the Contract to Sell (CTS). All other matters, inquiries, or concerns may be addressed directly to the Property Manager through the Condominium Corporation or Homeowners Association.


Amaia Series Vermosa


Amaia Scapes Trece Martires

06 ANNEX

ANNEX
DEFINITION OF TERMS:

- **Affidavit of Waiver** a sworn statement whereby a foreign spouse expressly waive whatever rights he/she have over the real estate property being acquired by his/her Filipino spouse.
- **Apostille Certification** the act or process of making a certain document executed abroad official or legal (public document t) for use in the receiving country by attaching an Apostille Certificate thereon.
- **Attorney-in-Fact (AIF)** one who is authorized to perform certain acts for another under a power of attorney; the power of attorney may be limited to a specific act or acts or it may be general.
- **Bank Guaranty (BG)** an agreement which states that the financing institution has authorized the client's loan application. It also specifies the loan amount, the property's information, the client's details, and the terms and conditions of the financing institution.
- **Certificate Authorizing Registration (CAR)** a certification issued by the BIR that the transfer and conveyance of the property was reported and the taxes due have been fully paid.
- **Consularization** the act or process of making a certain document executed abroad official or legal (public document) for use in the receiving country by attaching a red ribbon on the said document.
- **Contract To Sell** an agreement between the seller and buyer for the (a) seller to sell a certain piece of property to the buyer; and (b) the buyer to buy said property from the seller. The CTS applies to accounts under installment payment term with complete Buyer and Project requirements.
- **Condominium Certificate of Title (CCT)** is a legal document which serves as evidence of ownership over a condominium unit issued by the Land Registration Authority (LRA). It is an indefeasible and conclusive proof of absolute title to and ownership of the property.
- **Deed of Absolute Sale (DOAS)** a legal document that formally transfers ownership of a property from the seller to the buyer when buyer pays the developer in full whether using his or her own funds or through funds borrowed from bank or financing institutions. It contains details about the property, the parties involved, the agreed-upon sale price, and the terms and conditions of the sale. Can be unilateral or bilateral.
- **Deed of Assignment** a legal document transferring property or rights from one party to another. It's used in real estate and other transactions when one party wishes to transfer ownership or interest to another.

ANNEX
DEFINITION OF TERMS:

- **Deed of Restriction** imposes certain limitations or restrictions on the use of a specific property.
- **Deemed Acceptance** the Buyer is legally treated as having accepted the property, even without explicit confirmation.
- **Net Selling Price (NSP)** refers to the final price at which a property is sold after deducting any discounts, incentives, or expenses related to the sale. This price typically excludes additional costs such as taxes, fees, commissions, and other expenses associated with the transaction.
- **Official Computation Sheet (OCS)** a document used to detail the calculations and breakdowns of payment schedule of the purchase property.
- **ReserveNow** is an online platform where buyers can view available Lots, Units, or Properties in real time. It allows them to reserve a property and submit required documents like IDs and the Formal Reservation Agreement (FRA). The system simplifies the reservation process and connects with internal tools for easy tracking and processing.
- **Statement of Account (SOA)** a document issued by a supplier to its customer, listing transactions over a period. It includes details of payments received and balance payable by the customer.
- **Tax Declaration (TD)** a property record, which is a traditional assessment document maintained by the provincial, city or municipal assessors, showing, among others the market and assessed values of the property as the basis for the collection of real property tax.
- **Transfer Certificate of Title (TCT)** is a state or municipal-issued document that identifies the owner or owners of personal or real property. A certificate of title provides documentary evidence of the right of ownership.


Amaia Scapes Trece Maritires

We Value Your Feedback!

If you've finished reading the Buyer's Guide and reached this page, we'd love to hear from you!

Please feel free to send us your comments or suggestions by scanning the QR code below.