



FACT SHEET

PROJECT NAME	PHIRST PARK HOMES CALAMBA	
DEVELOPER	PHIRST PARK HOMES INC.	
PROJECT SITE	Along Palo Alto	
SITE AREA	15 Hectares	
PROJECT INFORMATION	<b>1,400</b> Total No. of House & Lot	
EXPECTED TURN-OVER	PHASE 1 : 3Q 2021 PHASE 2 :	
HOUSE MODEL	Calista Mid : LA 44SQM / FA 40SQM Calista End : LA 65.5SQM / FA 40SQ Unna : LA 88SQM / FA 54SQM	
STANDARD HOUSE SPECIFICATION	Structure	Load Bearing
	Roofing	Pre-painted Long Span Roofing System
	Wall Partition: Bedroom/Interior Toilet & Bath	Painted Dry Wall (Fiber Cement Board) Painted Load Bearing W
	Wall Finish	Smooth Painted Finish
	Ceiling: Ground Floor 2 <sup>nd</sup> Floor	Under Slab Painted Finish Painted Boards
	Flooring	Vinyl Planks
	Bathroom: Finish Fixtures	Ceramic walls and floor tiles Wall hung Lavatory and Flush type water closet
	Doors: Main & Service Bedroom & Bathroom	Steel door on steel jamb w/ double lock PVC Flush type door
	Windows Front & Side Rear	Powder Coated Aluminum frame Sliding Powder Coated Aluminum Frame Jalousie type
	Stairs	Concrete and Wooden Steps with Steel Railing
	Utilities	Provision for Cable TV/Phone/AC Unit/2 <sup>nd</sup> Flr T&B
	Perimeter Fence	Concrete Wall and Steel Gate
	Parking	Provision for compact car
AMENITIES	<div><div><div>- Clubhouse</div><div>- Main Pool</div><div>- Kiddie Pool</div><div>- Shower Room</div><div>- Basketball Court</div><div>- Foot Reflexology</div></div><div><div>- Parks</div><div>- LIL WUM Climber</div><div>- Butterfly Net</div><div>- Monkey Bars</div><div>- Chinning Bars</div></div></div>	
SUBDIVISION FEATURES	<b>SUBDIVISION:</b> <div><div>- Phirst Stop/ Loading and Unloading Area with Waiting Shed</div><div>- Shuttle Service Ride</div><div>- Street Lighting and Signage</div><div>- Concrete Hollow Blocks Perimeter Fence</div><div>- 3 Overhead Tanks</div></div> <b>SECURITY:</b> <div><div>- 24/7 Roving Guards</div><div>- CCTV Camera and Monitoring System at the Main Entrance</div></div>	
FEES AND OTHER CHARGES	<b>Reservation Fees:</b> <div><div>Calista Mid</div><div>P12,500.00</div></div> <div><div>Calista End</div><div>P20,000.00</div></div> <div><div>Unna</div><div>P25,000.00</div></div> <b>Other Charges:</b> IINCLUDED in the Price. Government Fee (Documentary Stamp tax, Registration Fee, Transfer tax, ITF, Legal Fee and Processing Fee), Utilities (Electric and Water Connection) and Bank Charges	



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PAYMENT TERMS				
TYPE OF PAYMENT	DOWNPAYMENT	ADDITIONAL DP	BALANCE	DISCOUNT
SPOT CASH	FULL PAYMENT W/IN RS MONTH	N/A	N/A	7% ON TCP
	FULL PAYMENT WITHIN 30 DAYS	N/A	N/A	6% ON TCP
DEFERRED CASH	100% IN 24 MOS.	N/A	N/A	7% ON 1 <sup>ST</sup> PAYMENT MADE
SPOT DP 10%	10% W/IN RS MONTH	5% IN 6 MONTHS	85% BANK FIN	10% ON PAYMENT MADE
	10% W/IN 30 DAYS	5% IN 6 MONTHS	85% BANK FIN	8% ON PAYMENT MADE
SPOT DP 5%	5% W/IN RS MONTH	5% IN 6 MONTHS	90% BANK FIN	10% ON PAYMENT MADE
	5% W/IN 30 DAYS	5% IN 6 MONTHS	90% BANK FIN	8% ON PAYMENT MADE
STANDARD PAYMENT	10% IN 12 MOS		90% BANK FIN	N/A
NOTE: FOR IN-HOUSE FINANCING 5 YEARS TO PAY - 14% INTEREST 10 YEARS TO PAY - 16% INTEREST				
REQUIREMENTS CHECKLIST				
	LOCALLY EMPLOYED	SELF EMPLOYED	OFW	
PROOF OF IDENTIFICATION	PASSPORT/DRIVER'S LIC./PRC/SSS/UMID/NEW POSTAL ID/VOTER'S ID		PASSPORT	
PROOF OF STATUS	BIRTH CERTIFICATE W/ CENOMAR FOR SINGLE OR MARRIAGE CONTRACT			
PROOF OF BILLING	MERALCO BILL/WATER BILL/CREDIT CARD BILL/TELECOM BILL (IF POB IS OWNED BY A PERSON OTHER THAN THE PRINCIPAL BUYER OR AIF SUBMIT SIGNED AUTHORIZATION LETTER AND VALID ID OF THE POB'S OWNER			
PROOF OF INCOME	COEC WITH TENURE	SEC OR DTI BUSINESS REGISTRATION	POEA COE & LATEST JOB CONTRACT/CREW CONTRACT	
	PAYSLIP LATEST 3 MOS.	BANK STAMENT	PAYSLIP	
	LATEST ITR OR BIR FORM 2316	AUDITED FINANCIA; STATEMENT W/ LATEST ITR	PROOF OF REMITTANCE 6 MOS.	
DOWNPAYMENT	POST DATED CHECK OR ADA (ANY BDO ACCOUNT			
BANK PARTNERS				
BDO	BPI	CHINA BANK SAVINGS	BANK OF COMMERCE	STERLING BANK
CONTACT DETAILS				