

CONDITIONAL CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT made and entered into in **Olongapo City**, Philippines, this ____ day of _____, 2016 by and between:

FIDES P. TABIJE, of legal age, married and with residence at Lot 33, Block 11, Sta. Monica Subdivision, Sto. Tomas, Subic, Zambales, hereinafter referred to as the **SELLER/VENDOR**;

- AND -

AJAIRA T. OXALES and **CHRISTIAN F. REYES**, both of legal age and with residence at Purok 1, Bangal, Dinalupihan, Bataan, as represented by their *ATTORNEY-IN-FACT*, **HILARIA T. OXALES**,¹ hereinafter referred to as the **BUYER/VENDEE**;

WITNESSETH: THAT

WHEREAS, SELLER/VENDOR is the absolute and registered owner of a house and lot located at Lot 33, Block 11, Sta. Monica Subdivision, Subic Zambales, with an area of 291 square meters, covered by TCT No. T-45065, issued by the Registry of Deeds, Province of Zambales;

WHEREAS, the BUYER/VENDEE would like to avail the said property through PAG-IBIG;

WHEREAS, the SELLER/VENDOR is willing to grant the BUYER/VENDEE this request;

NOW THEREFORE, for and in consideration of the foregoing premises, the SELLER/VENDOR agrees to sell and the BUYER/VENDEE agrees to buy the above described house and lot under the following terms and conditions:

1. The BUYER/VENDEE shall apply for a house and lot purchase loan with PAG-IBIG in the amount of THREE MILLION NINE HUNDRED THOUSAND PHILIPPINE PESOS (PHP3,900,000.00) to pay the SELLER/VENDOR for the the house and lot. The proceeds/check of the PAG-IBIG loan shall be paid to and in the name of SELLER/VENDOR;
2. For purposes of the loan, the SELLER/VENDOR shall allow the transfer of the title in the name of the BUYER/VENDEE, but **only after the issuance of a letter of guarantee from PAG-IBIG**;
3. The capital gains tax and notarial fees shall be to the account of the SELLER/VENDOR, while the transfer tax and documentary stamp

¹ Through a Special Power of Attorney dated May 12, 2016, notarized by ELLA KARINA R. MITRA, Vice-Consul of the Philippines at Seoul, South Korea and entered as Notarial Registry Doc. No. 652, Page No. 210, Series of 2016.

tax shall be to the account of the BUYER/VENDEE.

This Contract shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands at the place and date first above written:

SELLER/VENDOR

BUYER/VENDEE

FIDES PALMA/TABIJE

**AJAIRA TAMAYO OXALES AND
CHRISTIAN FONTANILLA REYES, AS
REPRESENTED BY HILARIA
TAMAYO OXALES, their Attorney-in-
fact**

Conforme:

PACIFICO N. TABIJE, JR.

SIGNED IN THE PRESENCE OF:

Witness

Witness

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S.S.

BEFORE ME, a Notary public for and in _____, this ____ day of _____, 20____ personally appeared:

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

I **HEREBY CERTIFY** that this instrument which consists of ____ pages, including this page whereon this Acknowledgment is written, have been signed by the parties and their instrumental witnesses on the appropriate spaces on page ____ and on the left margin of the other pages.

WITNESS MY HAND AND SEAL on the date and at the place first above-written.

NOTARY PUBLIC

Doc No. _____;
Page No. _____;
Book No. _____;
Series of _____.