

OFFER TO PURCHASE

DATE _____

BPI FAMILY SAVINGS BANK, INC.
PROPERTY SALES AND LEASES (PSL)
G/F, The Enterprise Center Tower 2
Paseo de Roxas cor Dela Rosa St.
Makati City
Email: BUENAMANO@bpi.com.ph

| | | | |
|------------|------------------------|------------------------|-------------------------------|
| Fax Nos | Makati (02) 816-9967 | Lipa (043) 757-1003 | San Fernando (045) 961-7795 |
| | Dagupan (075) 515-6250 | Bacolod (034) 708-5859 | Cebu (032) 415-8384 |
| | Iloilo (033) 509-9393 | Davao (082) 235-3557 | Cagayan-de Oro (088) 856-2904 |

Gentlemen :

I offer to buy your property on an "AS IS - WHERE IS" basis located at _____

for the price of: PESOS _____ (P _____ .00)
with the following payment scheme indicated below:

- Cash
 Loan
 Other _____

I am tendering my offer as a:

| | |
|---------------------------------------|---|
| <input type="checkbox"/> Direct Buyer | <input checked="" type="checkbox"/> Referred Buyer by: (pls. indicate name) unibank employee _____ accredited broker <u>Jose Dionisio R. Castillo</u> whose signature appears below and whom I acknowledged as my official referrer. |
|---------------------------------------|---|

I came to know of your property through:

| | | |
|--|---|--|
| <input checked="" type="checkbox"/> Referror | <input type="checkbox"/> Buena Mano Catalogue | <input type="checkbox"/> For Sale Sign |
| <input type="checkbox"/> Newspaper | <input checked="" type="checkbox"/> Internet | |

I understand your "FIRST-COME, FIRST-SERVED" policy and agree that the Bank is not under any obligation to accept any offer whatsoever. I have read and understood the rules governing Offer to Purchase which is printed at the back of this form.

Thank you.

Very truly yours,

(PRINTED NAME AND SIGNATURE OF BUYER) Contact Details: Mobile number: _____

(ADDRESS OF BUYER'S OFFICE / RESIDENCE) Landline: _____

E-mail Address: _____

Referrer's data, if any:

CONTACT NUMBER/S 964-9489/09178843882

EMAIL ADDRESS jay.castillo@gmail.com

Additional Information for Unibanker:

Jose Dionisio R. Castillo

BRANCH/DEPARTMENT & PCC CODE _____

PRINTED NAME AND SIGNATURE

EMPLOYEE NUMBER _____

T.I.N. _____

**IMPORTANT
MUST READ**

Please complete all information required. The front and back pages, duly signed, can be sent by FAX, COURIER (indicate in the envelope "Offer To Purchase"), or as attachment to an EMAIL; or can be personally submitted to the CUSTOMER CARE SERVICE of Property Sales and Leases.

(1) CONFIDENTIALITY. BPI Family Savings Bank, Inc. (BFB) shall treat all information in the Offer to Purchase in strictest confidence. BFB shall deal exclusively with the Buyer and/or his/her attorney-in-fact / authorized broker accredited by BFB, if any.

(2) OFFER TO PURCHASE.

- All offers must be submitted in the official Offer to Purchase Form, duly filled out and signed. The said form may be submitted to the sales officer / sales assistant in charge of the subject property; or sent through fax (to 816-9964, 816-9967 or as indicated) or email (askpms@gmail.com) with attached scanned copy of the signed Offer to Purchase form.
- When the form is faxed or sent via email, the date and time stamped on the email or fax shall be considered the official time and date of receipt.

(3) FIRST-COME, FIRST-SERVED POLICY. First-come, first-served is the service policy of BFB whereby the offers to purchase are attended to in the order that they are received without other biases and preferences. This policy shall apply only to offers which are equal to or higher than BFB's asking price.

(4) SUBMISSION OF DOCUMENTS. The following documents must be submitted by the buyer within 7 banking days from date of notice; otherwise, the buyer's priority under the "First-come, First-served" Policy shall be lost:

- Fully-accomplished Buyer's Information Sheet (BIS)
- Government-issued ID's of Buyer and Spouse (ex. Passport, Driver's License, Postal ID, PRC ID, etc.)
- In case buyer is a corporation: SEC Registration, Articles of Incorporation, By-Laws, Board Resolution / Secretary's Certificate Authorizing the Purchase of the Property and specifying the Authorized Signatories, who shall also submit copies of Government-issued ID's

(5) LETTER ADVICE. BFB shall send a letter advising buyer on the Bank's action on the Offer to Purchase.

(6) AS-IS, WHERE-IS POLICY.

- BFB is selling the property without warranties as to the condition or any aspect of the property except its right to sell the same. The buyers are solely responsible for examining and judging the property for their own protection.
- For properties with special concerns (such as those with ongoing case/s, illegal occupants or those with documentary deficiencies, etc), the buyer shall rely solely on his / her investigation of the property and not only on information provided by the handling sales officer or accredited broker, and he / she is willing to assume all risks attendant to such concerns.
- BFB and its employees shall not be bound or liable in any manner by the representation of the accredited broker or any private arrangements between the buyer or third parties, such as the former owner(s), attorneys-in-fact, brokers and/or other persons.


(7) RESERVATION. BFB has no obligation to accept any offer and reserves the right to accept or reject the offer without any obligation to disclose the reason for its decision. BFB likewise reserves the right to **revise all or any part of these rules, including going into sealed bidding, open auction, and other means to sell any or all of its properties.**

(8) STANDARD POLICY ON PAYMENT OF TAXES AND FEES INCIDENTAL TO A SALE OF ANY OF THE BANK'S PROPERTIES:

| | |
|-------------------------------------|---|
| For the account of the Bank | Creditable Withholding Tax; Real Estate Tax, Association and/or Condo dues up to the date of sale; Business Tax, if any (for the sale of the property) |
| For the account of the Buyer | Documentary Stamp Tax; Transfer Tax; Registration Fee; Notarial Fee; Real Estate Tax, Association and/or Condo dues after the date of sale; VAT, if any |

I attest that I / we have read and understood the above rules.

Buyer's Signature


Referrer's Signature