

What I need to know about RCBC Home Loan



LOAN PURPOSE

- Acquisition of vacant lot, house and lot, townhouse, or condominium unit
- House construction
- House renovation
- Reimbursement or refinancing
- Take-out of existing loan



LOANABLE AMOUNT

- Up to 80% of the appraised value of your desired house and lot, condominium unit or townhouse
- Up to 70% of the appraised value if vacant lot only
- Minimum of Php 1 million for acquisition of house & lot, condominium, townhouse or vacant lot
- Minimum of Php 300,000 for other purposes



PAYMENT TERMS

1 - 20 years



QUALIFICATIONS

- At least 21 years old upon application
- At most 65 years old (if employed) or 70 years old (if self-employed) upon loan maturity
- Filipino or dual Filipino citizen
- If foreign national, must be married to a Filipino citizen
- If employed, must be permanently employed for at least 1 year
- If OFW, must have worked abroad for at least 2 consecutive years
- If self-employed, business must be in profitable operations for the past 2 years



BASIC REQUIREMENTS

- If locally employed:
 - Original Certificate of Employment and Compensation
 - Latest ITR
 - Company ID
- If self-employed:
 - Business Registration with DTI
 - Audited Financial Statements & ITR
 - List of Suppliers and Customers
- If OFW:
 - Notarized/Consularized Special Power of Attorney (SPA)
 - 2 valid government-issued IDs of Attorney-in-Fact
 - Latest Certificate of Employment and Compensation or Certificate of Contract of Employment registered with POEA or Seaman's Certificate
 - Proof of Remittance for the past 3 months



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BASIC REQUIREMENTS

- Accomplished RCBC Home Loan Application Form
- 2 valid government-issued IDs
 - If address is not indicated in the ID, proof of address is required
- Marriage Contract (if married) or Birth Certificate (if single)
- Photocopies of the following:
 - TCT
 - Tax Declaration
 - Tax Receipt
 - Tax Clearance or CTS (if from developer)
- Location Plan/Vicinity Map of Property
- Building Plan/Bill of Materials (for construction)
- Statement of Account (for loan take-out and acquisition from developers)
- Standard Fees:
 - Appraisal Fee and Processing Fee (non-refundable)
 - Registration Fee
 - Documentary Stamp Tax*
 - Notarial Fee
 - Mortgage Redemption Insurance
 - Fire Insurance**

*Pursuant to RA 10963 or TRAIN Law, Documentary Stamp Tax on (1) Promissory Note is Php 1.50 for every Php 200.00 or fractional part of loan amount and (2) Real Estate Mortgage is Php 40.00 for the first Php 5,000.00 amount financed with additional Php 20.00 for every Php 5,000 or fractional part of loan amount thereafter.

**To be automatically renewed with Malayan Insurance Company if no renewal policy is submitted on the second year onwards.



PAYMENT MODE

- Automatic Debit Arrangement (ADA)
- Post-dated Checks (PDC)



CONTACT DETAILS

- (02) 88-777-222
- customercare@rcbc.com



KEY RISKS

- Loan interests may be adjusted due to changes on the Philippine Currency, prevailing market interest rates, or government laws and regulations which have an effect on the Bank's cost of funds.
- In case of default of payment, outstanding balance will become due and payable.
- The Bank will deduct from the amortization payments any or all insurance premiums if left unpaid or if no renewal policy was submitted.

CLIENT ACKNOWLEDGMENT

I/We hereby acknowledge that my/our signature below constitutes my/our consent and agreement to the following:

I. That the following information and documents for my/our Home Loan have been discussed with me/us by RCBC Personnel:

- | | |
|--|---|
| <input type="checkbox"/> Home Loan Application Form | <i>If applicable</i> |
| <input type="checkbox"/> Letter of Approval | <input type="checkbox"/> Letter of Guaranty |
| <input type="checkbox"/> Disclosure Statement | <input type="checkbox"/> Deed of Undertaking |
| <input type="checkbox"/> Promissory Note | <input type="checkbox"/> Deed of Assignment |
| <input type="checkbox"/> Credit Arrangement | <input type="checkbox"/> Auto-Debit Arrangement (ADA) |
| <input type="checkbox"/> Real Estate Mortgage | <input type="checkbox"/> Insurance Letter of Undertaking |
| <input type="checkbox"/> Bank Charges Breakdown | <input type="checkbox"/> Undertaking to cancel Sec 7, RA 26
Sec 4, Rule 74 |
| <input type="checkbox"/> Monthly Amortization Schedule | <input type="checkbox"/> Affidavit of One and the Same Person |
| <input type="checkbox"/> Mortgage Redemption Insurance | <input type="checkbox"/> Affidavit of Family Home |
| <input type="checkbox"/> Fire Insurance | <input type="checkbox"/> Affidavit of Land Ownership |
| <input type="checkbox"/> Others, please specify :

_____ | <input type="checkbox"/> Supplemental Lease |
| | <input type="checkbox"/> Special Power of Attorney |
| | <input type="checkbox"/> Authority to Release Loan Proceeds |

II. That I/we have read and understood the information and documents presented and the same was clearly explained to me/us by RCBC Personnel.

III. That the email address/es I/we provided to the bank is/are correct and valid, and that bank correspondences related to my/our loan may be coursed through the provided email address/es. Thus, I/we will ensure that my/our email addresses and my/our contact details are updated with RCBC and that any changes will be personally coordinated through RCBC Customer Care for updating.

IV. That RCBC may disclose and share my/our personal information, as deemed applicable, with other YGC subsidiaries and affiliates, as well as selected third parties to offer selected products and services which are relevant and necessary in the administration of my/our account/s including but not limited to product/service improvements/upgrades, data analytics, and related automated processes as part of the Bank's initiatives to further improve its service to its clients.

Signature over Printed Name/s

Date

FOR BANK'S USE ONLY

I have explained in detail and discussed with the Client the Terms and Conditions of the product, the contents of the Product Highlight Sheet, and all the information contained in the list of documents stated above.

Signature over Printed Name/ Designation

Date

