



## BRITTANY HOME BUYING GUIDE

Buying a home is a great investment for you and your family and Brittany Corporation's unique and thematic homes can just turn your dream home into a reality. Before you go out to start looking at homes, discuss your future plans. Do you already have a home to sell? Everyone wonders whether to buy or sell first, and there really is no answer that's set in stone because buying a home usually depends on the market conditions. There is also the question of what timelines and motivations you are working with, what properties are currently available for sale in your price range, and a host of other factors. However, if you are planning to buy a secondary property for income or investment purposes here at Brittany, this won't be an issue for you at all; you will have the leisure to buy whenever the best possible opportunity arises.

### DID YOU KNOW...

The majority of home searches today are made online, because home searching is done a lot easier with hundreds of house listings accessible online, as well as virtual tours, and photographs of your potential neighborhoods and homes. By the time you contact your real estate agent, you can schedule a viewing schedule of the house you're very much interested in.

So you've set your eyes on a house which you think may be your next investment, the next best step is to contact us and schedule a trip to your ideal home.

## TAKE A CLOSER LOOK

### Rate the House at First Hand

1. Bring a digital camera and begin your tour by taking photos of the house you like.
2. Take down notes, features, colors, design elements to make you remember them easily when you get home.
3. Pay close attention to the house's surroundings: What's next door? Is the park close to the house? Are there roving security personnel in the subdivision?

4. Do you like the overall location?
5. Immediately after leaving, rate the house from 1 to 10, with 10 being the highest.

### **We won't leave you hanging.**

As a potential homeowner, we want you to make an informed decision so here's what you can expect when buying a home at Brittany:

1. We are ready to schedule an appointment and walk you through potential houses. Should you have questions or clarifications, our team of skilled and knowledgeable agents will help guide you through your house model visits.
2. We're here to help you identify your goals and we'll make sure to keep you focused on it. As you choose from our existing and upcoming projects, it is our pleasure to explain to you what to look for in a neighborhood, and what our houses takes pride in, being part of a master-planned community with nearby key places (such as schools, business districts, places of worship, healthcare, etc.) that can help influence your decision.
3. When you find a home you love, we will help you throughout the buying process that includes discussing processing fees and drawing up a legally binding contract that makes you closer to purchasing your dream home.
4. We are open to provide you information on financing and explain mortgage options, too.
5. We guarantee our maximum support and guidance accompanied with a set of keys to turn over to you not only until closing day – we'll periodically be in touch to acknowledge you, the new homeowner, and make sure you have everything you need.

### **MAKE SURE YOU...**

Decide on a payment scheme that you feel comfortable in terms of your financial capacity. Usually, payment schemes are spot cash, bank financing, or in-house financing.

### **Financial Calculator**

#### **Standard Sharing of Expenses**

If the house has a previous owner, sellers and buyers need to divide the expenses for the transfer of title. The buyer and seller of the house can agree on other terms, as long as it is done during the negotiation period (or the period before accomplishing the Deed of Sale). Here is the usual arrangement made between the two parties:

The **Seller** pays for:

1. Capital Gains Tax equivalent to 6% of the selling price on the Deed of Sale or the zonal value, whichever is higher. (Including the **Withholding Tax** if the seller is a corporation)
2. Unpaid real estate taxes due (if any)
3. Agent or Broker's commission

The **Buyer** pays for the cost of registration:

1. Documentary Stamp Tax – Equivalent to 1.5% of the selling price, or zonal value, whichever is higher plus notary stamping fee or leasehold rights transfer
2. Transfer Tax – Equivalent to 0.5% of the selling price, or zonal value, whichever is higher
3. Registration Fee – Equivalent to 0.25% of the selling price, or zonal value, whichever is higher
4. Miscellaneous expenses incurred during the registration process.

Note: Your agent or broke can do the registration process for you (either on behalf of the buyer or the seller), and will charge you a fee.

## WHAT IS DEED OF SALE?

Also called *Deed of Absolute Sale*, it is a document that shows the legal transfer of real estate property ownership. It is taken to the Registry of Deeds to be officially recorded after paying the documentary stamp, transfer tax, and registration fee.

### GUIDE FOR OVERSEAS FILIPINOS

For a Filipino living in a different country, they have to apply for Dual Citizenship to be able to purchase any type of property. After the process, based on Republic Act 9225, or Dual Citizenship Law of 2003, former Filipinos who are already naturalized citizens of foreign countries are still deemed as Filipino citizens, therefore enabling them to enjoy all the rights and privileges of a Filipino. However, former natural-born Filipinos who opt to keep their Non-Filipino citizenship limited to the land area they can purchase.

Should you have further queries, you can contact us through...

Address	2nd Floor, The Marfori Tower at Lakefront, Sucat, Muntinlupa, Metro Manila 1740
Office Trunklines	794-9988-94
Fax	794-9995
Hotline for Inquiries	794-9999
US Direct	1 (213) 402-0502