

Hi Mela,

Thank you for your continued efforts. Unfortunately, your answers still have not provided me what I specifically need -- which is **DETAIL AND COMPLETE TRANSPARENCY**.

Regarding Registration Fee and Real Estate Tax - how is it calculated? I understand your point that a "specialist will advise you regarding the refund if there is any excess in your payment" -- but based on what calculation? For example: Contract price multiplied by what? As I mentioned to you before, as an example, Documentary Stamp Tax is Contract Price multiplied by 1.5%, etc. So how is Registration Fee and Real Estate Tax calculated? I need this transparency so that I can confirm for myself if the refund is correct or not.

Regarding Miscellaneous Fees - I am not at all suggesting that I will NOT "...shoulder fees charged for the processing of registration of the sale and transfer of title in favor of the client (CTBS - provision 3C)..." Please see a screenshot of the exact provision you are referring to below. I **WILL** shoulder all the processing fees, etc. However, I am requiring a detailed list of costs and **COMPLETE TRANSPARENCY**. On your response below, you mention that MF "covers all expenses for documentation, notarization, transportation, manpower and the likes" -- then please surely, you can provide a detailed costing? Absent a detailed costing, this MS has all the appearance of additional profit and/or mark-up in price! The contract price has been agreed, therefore any additional mark-up is subject to my agreement. **This is a standard request I am sorry to say.** I have done business in many parts of South East Asia: Macau, China, Hong Kong, Japan, in the US and in Europe. I struggle with doing business in my own home country - which is unfortunate (Philippines).

Please provide the transparency I am requesting -- I am sure other buyers have requested the same 😊. **I am sure of this.** If however, you are not the correct person to provide this - also let me know and kindly direct me to your Finance Director?

(c) For the purpose of facilitating transfer of title to Subject Property to the BUYER, SELLER shall also have the option of advancing payments for all taxes, fees and expenses necessary for the execution and registration of the Deed of Absolute Sale with the appropriate Registry of Deeds, and the transfer in favor of BUYER of the corresponding condominium certificate/s of title covering Subject Property. BUYER shall upon demand reimburse to SELLER such amounts advanced by SELLER for the account of the BUYER. Failure by BUYER to pay any amounts advanced by SELLER shall entitle SELLER, to annotate SELLER'S claim for such advances on the title to the Subject Property issued in the name of BUYER, which claim shall operate as a lien on the Subject Property. For this purpose, Buyer hereby constitutes SELLER as its attorney-in-fact who shall be authorized to cause the annotation of SELLER'S claim for reimbursement of advances on the title to the Subject Property and to sign, execute and deliver all documents, instructions and authorizations necessary for the annotations of SELLER'S claim on the title to Subject Property. Furthermore, all amounts advanced by SELLER pursuant hereto shall be charged of three (3%) percent per month from date of demand until full payment thereof.