

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I/We, _____, Filipino, of legal age, single/married to _____ and residing at _____, do hereby by name, constitute and appoint _____, legal age, Filipino, with residence at _____, to be my/our true and lawful attorney-in-fact (**Attorney-in-Fact**), for me/us and in my/our name, place and stead, to do and perform the following acts and deeds, to wit:

1. To negotiate, discuss, and consummate with ISOC Land, Inc. (**Seller**) the sale and purchase of that real estate property denominated as _____ of I-Land Residences - Sucat located at Sucat, Paranaque (**Property**) under such terms and conditions as he/she may deem fit.
2. To do and perform any and all acts necessary and/or desirable to effect the purchase of the Property, including but not limited to:
 - a. Pay the installment(s) payable and follow up and comply with and submit all of the requirements relating to the purchase of the Property;
 - b. Receive, accept, and sign any and all documents, communications, notices, memos, letters, and demands from the Seller relating to the purchase of the Property;
 - c. Obtain the owner's duplicate copy of title, tax declaration, real estate tax receipt, and other documents relating to the Property and the purchase thereof, already in my/our name;
 - d. Receive the key to the Property and sign the relevant documents relating to the turn-over and/or receipt of the Property;
 - e. Compromise, settle, and agree on any matters, judicially or extrajudicially, concerning the Property and the purchase thereof; and
 - f. Do any and all other acts necessary for the accomplishment of the foregoing acts and authorities.
3. To apply for, negotiate, and obtain loan/s or credit facilities from _____ (**Bank**), in the principal amount not exceeding _____ (PHP _____) for the purchase of the Property (**Loan**) under such terms and conditions as may be agreed with the Bank, with authority to do the following:
 - a. Sell, mortgage, pledge, lease, or otherwise dispose the Property, in whole or in part, to any person or entity, subject to the terms, conditions, and restriction of the Seller and/or the Bank;
 - b. Sign, execute, and deliver and/or receive any and all documents, contracts, agreements, in connection with the Loan, such as but not limited to, promissory note, loan agreement, mortgage loan agreement, deed of real estate mortgage, deed of assignment, and letter of guaranty;

- c. Authorize the release to the Seller of the proceeds of the Loan as well as legal notices or processes directed to me/us in the event of foreclosure or other satisfaction of the suit premised on the deed of real estate mortgage/pledge/mortgage loan agreement to be executed by such Attorney-in-Fact in favor of the Bank as security for the Loan;
- d. To inquire about and/or follow-up the status of the filed Loan;
- e. Claim from the Bank or its successors or assigns, upon full payment of the credit accommodations/facilities for which the Property stands as a collateral, the owner's duplicate copy of title and other collateral documents;
- f. Compromise, settle, and agree on any matters, judicially or extrajudicially, concerning the Loan; and
- g. To do and perform any and all acts necessary to accomplish the foregoing acts and deeds.

HEREBY GIVING AND GRANTING unto my/our said Attorney-in-Fact, full power and authority to do and perform any and all other acts and deeds whatsoever requisite, necessary to be done in and about the premises, as fully to all intents and purposes, as I/ we might if personally present and acting in person, with full power of substitution and revocation.

HEREBY RATIFYING AND CONFORMING all that my/our Attorney-in-Fact shall lawfully do or cause to be done under and by virtue of these presents.

HEREBY CONFIRMING AND UNDERTAKING that the creation of this special agency is one of the requirements and essential considerations of the Seller and the Bank for the purchase of the Property and the grant of the Loan to me/us and therefore this Special Power of Attorney shall not be revoked nor cancelled without the prior written consent of the Seller and the Bank.

IN WITNESS WHEREOF, I hereunto set my hands this _____ day of _____ in _____.

Principal

SPECIMEN SIGNATURE OF:

Attorney-in-fact

Signed in the Presence of:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S.S.

I certify that on this date, before me, a notary public duly authorized in the city named above to take acknowledgements, personally appeared:

NAME	COMPETENT EVIDENCE OF IDENTITY

who were identified by me through competent evidence of identity to be the same persons described in the foregoing instrument, who acknowledged before me that their respective signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that they have executed the instrument as their free and voluntary act and deed and that they have the authority to sign on behalf of their respective principals.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal on the date and at the place above written.

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Page No. ____;
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