**CONTRACT TO SELL**

**KNOW ALL MEN BY THESE PRESENTS:**

 This Contract made and entered in the City of \_\_\_\_\_ on the 8th day of April 2021, by and between:

**JUAN DELACRUZ**, of legal age, Filipino, single, and resident of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City, Philippines and hereinafter referred to as the **FIRST PARTY/SELLER**;

-and-

**JANE DELA CRUZ**, of legal age, Filipino, single, and resident of \_\_\_\_\_\_\_\_\_\_\_\_ City, Philippines, hereinafter referred to as the SECOND PARTY/BUYER;

**W I T N E S S E T H :**

 That the FIRST PARTY is the heirs entitled to the estate of \_\_\_\_\_\_\_\_\_\_ who owns a parcel of a house and lot, more particularly known as:

**Transfer Certificate of Title No. T-xxxxxxx**

*“A parcel of land (Lot xx, Block xx, Psd-xxxxxx, being a subdivision of Lot xxxxx, (LRC) Psd-xxxx, with the improvement, thereon, situated in the Brgy. \_\_\_\_\_\_\_\_, City of \_\_\_\_, Island of \_\_\_\_\_. Containing an area of SEVENTY TWO (72) SQUARE METERS, more or less.”*

The FIRST PARTY is offering to sell, transfer and convey their shares in the above-described parcel of land as heirs of \_\_\_\_\_\_\_\_\_ and/or their rights and interests in the above-described parcel of house and lot and the SECOND PARTY is willing to buy the shares and/or the rights and interests of the FIRST PARTY in the above-described parcel of house and lot and/or their share and interests in the said parcel of house and lot as heirs of \_\_\_\_\_\_\_\_\_;

NOW THEREFORE, for and in consideration of the sum of the total sum of **ONE MILLION SIX HUNDRED FIFTY THOUSAND PESOS** (P1,650,000.00), Philippine Currency, payable in the manner as herein provided, and the covenants and agreements herein provided, the **FIRST PARTY/SELLER** hereby agrees to sell, transfer, assign and convey to the **SECOND PARTY/BUYER, JANE DELA CRUZ**, of legal age, single, Filipino and resident of resident of \_\_\_\_\_\_\_\_\_\_ City, Philippines, her assigns, successors-in-interests the shares of the FIRST PARTY equivalent to SEVENTY TWO (72) SQUARE METERS more or less, portion of the above-described parcel of land and/or whatever or any rights and interests of which the FIRST PARTY/SELLER is entitled to over the above-mentioned subject parcel of land as heirs of \_\_\_\_\_\_\_\_ to the following terms and conditions:

1. The total consideration is in the amount of ONE MILLION SIX HUNDRED FIFTY THOUSAND PESOS (P1,650,000.00) Philippine currency, to be paid in the following manner;

a. That the parties agree that the SECOND PARTY/BUYER shall pay FIVE HUNDRED FIFTY THOUSAND PESOS (P550,000.00) Philippine currency, upon signing of this document;

 b. That the parties agree that the SECOND PARTY/BUYER shall pay the balance of ONE MILLION ONE HUNDRED THOUSAND PESOS (P1,100,000.00), Philippine Currency, within Four (4) Months after the signing of this document;

2. The FIRST PARTY shall deliver and transfer possession in favor of the SECOND PARTY the above-described parcel of house and land belonging to the FIRST PARTY after the payment of P550,000.00, and the SECOND PARTY is entitled to posses the same;

3. The FIRST PARTY/SELLER shall as heirs of \_\_\_\_\_\_, shall be responsible to sign, execute and deliver any and all kinds of documents, to transact and negotiate with any third party and government office in the partition and subdivision of the herein described parcel of land and the issuance of the separate title and tax declaration;

3. That the FIRST PARTY shall execute a deed of absolute sale in favor of the SECOND PARTY/BUYER upon full payment of the purchase price and upon the approval of the subdivision plan and the issuance of a separate title, whichever comes first.

 IN WITNESS WHEREOF, we have hereunto set our hands this 8th day of April, 2021 in the City of \_\_\_\_\_, Philippines.

**JUAN DELA CRUZ**

First Party/Seller

*(VIN:XXXXXX)*

**JANE DELA CRUZ**

Second Party/Buyer

*(PASSPORT:XXXXXX)*

Signed in the presence of:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**ACKNOWLEDGMENT**

REPUBLIC OF THE PHILIPPINES)

CITY OF \_\_\_\_\_\_\_\_ )S.S.

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 BEFORE ME, A Notary Public for and in the City and Province of \_\_\_\_\_ this 8th day of April, 2021, at \_\_\_\_\_ City, Philippines, personally appeared the above-mentioned parties with their respective competent evidence of identity below their names, known to me to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their own free and voluntary act.

 This instrument refers to a “Contract to Sell” consisting of three (3) pages including this page where the acknowledgment is written and has been signed by the parties and their instrumental witnesses on each and every page.

 WITNESS MY HAND AND SEAL.

Doc. No.\_\_\_\_\_:

Page No.\_\_\_\_\_;

Book No.\_\_\_\_\_;

Series of 2021.