

TFS RETAIL V 1.2

For value received, the undersigned LANDS R US REALTY CORPORATION, unconditionally, jointly and severally promise to pay to TOYOTA FINANCIAL SERVICES PHILIPPINES CORP. or order, without need of prior notice or demand, at the latter's office/address at 32/F GT Tower International, Ayala Avenue, Corner, HV Dela Costa St. Salcedo Village, 1226 Makati City, the sum of PESOS: SIX HUNDRED TWENTY TWO THOUSAND FOUR HUNDRED PESOS AND NO CENTS PHP 622,400.00, and the effective interest (the "OBLIGATION"), in monthly installments, under the following terms: _____

In consideration of the OBLIGATION as well as the other loans and/or credit accommodations obtained or to be obtained by the BORROWER/MORTGAGOR from the CREDITOR/MORTGAGEE, the former hereby transfer and conveys, by way of mortgage, in favor of the latter, the following property together with all parts, equipment and other accessories now or hereafter installed thereon (the "MORTGAGED PROPERTY/GOODS"):

The BORROWER/MORTGAGOR hereby further agrees and binds himself to the terms and conditions stated hereunder and on the reverse side thereof containing 31 numbered paragraphs and made integral parts of this Promissory Note with Chattel Mortgage.

Unless the CREDITOR/MORTGAGEE herein is TOYOTA FINANCIAL PHILIPPINES CORP., the BORROWER/MORTGAGOR further agrees to the endorsement and assignment of this Promissory Note with Chattel Mortgage in favor of TOYOTA FINANCIAL SERVICES PHILIPPINES CORP., or any of its assigns.

We severally swear that the foregoing mortgage is made for the purpose of securing the obligation/s specified in the provision hereof, and for no other purpose and the same is/are just and valid obligation/s and not entered into for the purposes of fraud.

FOR VALUE RECEIVED, all rights, title and interest to the foregoing Promissory Note with Chattel Mortgage are hereby assigned in favor of TOYOTA FINANCIAL SERVICES PHILIPPINES CORPORATION, its successor/s and assign/s,

(As required under R.A. 3765, Truth Lending Act and/or R.A 7394, Consumer Act of the Philippines, whenever applicable)

1. Cash/Purchase Price		PhP	<u>778,000.00</u>
2. Less: Down Payment and/or Trade-in Value (Not applicable for Loan Transaction)			<u>155,600.00</u>
3. Unpaid Balance of Cash Purchase Price or Net Proceeds of Loan			<u>622,400.00</u>
4. Non-Finance Charges (Advanced by Creditor/Mortgagee)			
a) Insurance	<u>0.00</u>	b) Documentary Stamp Tax	<u>3,112.00</u>
		c. Registration Fee	<u>9,466.00</u>
5. Amount to be Financed or Net Proceeds of Loan (Item 3)			<u>622,400.00</u>
6. Finance Charges			
a) Interest	<u>203,044.00</u>	d) Discount	<u> </u>
b) Service/Handling	<u>4,638.00</u>	e) Appraisal Fees	<u> </u>
c) Legal/Notarial Fee	<u> </u>	f) Other charges incidental to the extension of credit (Specify)	<u> </u>

Total Finance Charges	207,682.00
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7. Effective Interest Rate P.A.(Interest and Other Charges)

The effective interest rate is higher than the contractual interest

rate of **21.83 %** because of item 4 deductions above.

8. Payment a. Single Payment Due on _____ Php _____
b. Installment Payments (Please refer to amortization schedule on the reverse side hereof)

9. Additional Charges in case certain stipulations in the note are not met by the debtor:

a) Late Penalty Charge of 5% per month on overdue obligation	e) Collection/ Recovery Charges
b) Attorney's Fee of 25% of Sum Due	f) Breakage Cost
c) Liquidated Damages of 20% of Sum Due	g) Others
d) Expenses in case of amendment to the contract.	

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT PRIOR TO THE CONSUMMATION OF THE CREDIT TRANSACTION AND THAT I/WE UNDERSTAND AND FULLY AGREE TO THE TERMS AND CONDITIONS THEREOF. I/WE further acknowledge that I/WE have carefully read and understood all the foregoing regulations stated in the Promissory Note with Chattel Mortgage, Affidavit of Good Faith, Deed of Assignment, whenever applicable, and the other Terms and conditions on the reverse side of this note/mortgage.

LANDS REALTY CORPORATION V. LEO ALBERTO B. PULIDO TOYOTA FINANCIAL SERVICES PHILIPPINES CORP.
 TIN: 096-781-801. IN: ROMMEL OCAMPO / NEDYLANE CAMIT
BORROWER/MORTGAGOR SPOUSE/CO-MAKER Vice President / Assistant Manager
MORTGAGEE

BORROWER/MOR
Civil Status: None

JOHN ROSS SANCHEZ
TIN: 218-579-007
WITNESS

REPUBLIC OF THE PHILIPPINES)
_____) S.S.

BEFORE ME, the undersigned Notary Public for and in

NAMES
TOYOTA FINANCIAL SERVICES PHILIPPINES CORP.
ROMMEL OCAMPO / NEDYLANE CAMIT
LANDS R US REALTY CORPORATION
LEO ALBERTO B. PULIDO

known to me and to me known to be the same persons who signed and executed the foregoing promissory note with Chattel Mortgage, Affidavit of Good Faith and Deed of Assignment as the case may be, and acknowledge to me that the same are their own free act and deed and those of the entities represented by them.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this

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