

Section 12: Final Due Diligence Checklist

Before handing over any reservation fees, signing agreements, or making bank transfers, go through this critical safety checklist. Ensure every single requirement is ticked off.

Budget & Total Capitalization Verified

I have accurately calculated the true acquisition cost. This includes the baseline equity/down payment, closing/transfer fees (approx. 3–4% for DST, transfer tax, registration), ongoing annual Real Property Tax (RPT), and future monthly association dues.

Developer Track Record & Legitimacy Vetted

I have verified that the project holds a valid License to Sell (LTS) from the DHSUD. I have researched the developer's historical execution, checked online buyer forums for delivery delays, and confirmed their corporate status.

Title Copy Clean & Authenticated

I have reviewed a certified true copy of either the Condominium Certificate of Title (CCT) or Transfer Certificate of Title (TCT) obtained directly from the Registry of Deeds (Cebu City or Lapu-Lapu). The title matches the seller's name exactly and contains zero liens, bank encumbrances, or adverse legal annotations.

Tax Declaration Fully Cleared

I have verified via the City Assessor's Office that the Real Property Tax (RPT) is completely paid up to the current calendar year, ensuring no hidden tax penalties or liabilities will carry over post-purchase.

Contract to Sell (CTS) Page-by-Page Audit

I have personally reviewed every page of the Contract to Sell. I specifically checked and agreed to the specified project delivery date, delay grace periods, penalty clauses for late payments, and default refund policies under the Maceda Law.

Financing Terms Pre-Approved

I have secured a formal bank pre-approval letter or completed a preliminary Pag-IBIG loan assessment. If utilizing short-term developer in-house financing, I have an ironclad exit strategy to transition to a bank before high interest rates accumulate.

Independent Legal or Broker Review

All legal contracts, payment structures, and title deeds have been evaluated by an independent, licensed broker or real estate attorney working in my best interest, rather than relying solely on the developer's in-house sales agents.

Strict Escrow & Official Receipts Path

I will conduct all financial transactions exclusively through official developer corporate accounts or valid escrow channels. I will ensure an institutional Official Receipt (OR) is issued immediately for every centavo paid.

Move-In & Punch List Strategy (For RFO)

For Ready-for-Occupancy units, I have scheduled an extensive visual inspection within 7 days of the Notice of Turnover. I will document structural defects, finishing flaws, or plumbing issues before signing the final acceptance certificate.

A Final Word from SEEKCEBU.com

Building long-term wealth through real estate in Cebu requires balancing vision with meticulous legal due diligence. Do not cut corners, do not skip document verification, and never let aggressive sales deadlines pressure your timelines.

Web: [SEEKCEBU.com](https://seekcebu.com) | FB Community: [Cebu Real Estate Buyers \(No Scams Allowed\)](#)