



SAMPLE COMPUTATION

Saturday, August 27, 2022



VERANO GREENHILLS

Annapolis Street, Greenhills, San Juan City, Philippines

UNIT TYPE 1-BEDROOM	FLOOR AREA 36.34 sqm.	FLOOR & UNIT 36 Floor - Unit C	LIST PRICE PhP 5,822,000.00	STATUS Pre-selling	PODIUM-5 PhP1,400,000.00
Unit Reservation Fee			PhP 50,000.00		PhP50,000.00

1) PAYMENT SCHEME: SPOT CASH (100%) in 30 days

LIST PRICE (UNIT):	PhP	5,822,000.00		
Less Cash Disc. (in 30 days):	PhP	582,200.00		
Additional VAT:	PhP	628,776.00		
SELLING PRICE:	PhP	5,868,576.00		PhP1,400,000.00
Less Reservation Fee:	PhP	50,000.00	< == DUE Today	PhP50,000.00
100% NET CONTRACT PRICE:	PhP	5,818,576.00	< == DUE 30 days after Reservation	PhP1,350,000.00
Title, Tax & Move in Fee:	PhP	183,523.98	< == DUE 30 days after Reservation	

2) PAYMENT SCHEME: Spot 10% - 20% (38) - 80%

LIST PRICE (UNIT):	PhP	5,822,000.00		
Less Promo Discount:	PhP	116,440.00		
Additional VAT:	PhP	684,667.20		
SELLING PRICE:	PhP	6,390,227.20		PhP1,400,000.00
10% Spot Downpayment in 30 days:	PhP	639,022.72		PhP140,000.00
Less Reservation Fee:	PhP	50,000.00	< == DUE Today	PhP50,000.00
NET Spot Downpayment:	PhP	589,022.72	< == DUE 30 days after Reservation	PhP90,000.00
20% Monthly Downpayment:	PhP	1,278,045.44		PhP280,000.00
38 Months to pay:	PhP	33,632.77	<== start of payment 30 days after Spot DP	PhP7,368.42
Title, Tax & Move in Fee:	PhP	319,511.36		
38 Months to pay:	PhP	8,408.19		
**NOTE: you can pay monthly downpayment and closing fees simultaneously.		PhP	42,040.97	
70% Balance (Bank or In-house):	PhP	4,473,159.04		PhP980,000.00

3) PAYMENT SCHEME: 25% - 75% Lowest Term

LIST PRICE (UNIT):	PhP	5,822,000.00		
Additional VAT:	PhP	698,640.00		
SELLING PRICE:	PhP	6,520,640.00		PhP1,400,000.00
25% Monthly Downpayment:	PhP	1,630,160.00		PhP350,000.00
Less Reservation Fee:	PhP	50,000.00	< == DUE Today	PhP50,000.00
38 Months to pay:	PhP	41,583.16	/ mo. < == start of payment 30 days upon RF	PhP7,894.74
Title, Tax & Move in Fee:	PhP	326,032.00		
38 Months to pay:	PhP	8,579.79	/ mo.	
**NOTE: you can pay monthly downpayment and closing fees simultaneously.		PhP	50,162.95	
75% Balance (Bank or In-house):	PhP	4,890,480.00		

IMPORTANT NOTE: The computations are for illustration purposes only. They do not signify an approval by Euro Towers and/or Bank and/or other Financing Institutions. If approved, actual amounts may vary based on prevailing rates and applicable charges fees and taxes at the time of approval and release.