



SAMPLE COMPUTATION

Saturday, August 27, 2022



VERANO GREENHILLS

Annapolis Street, Greenhills, San Juan City, Philippines

UNIT TYPE 2-BEDROOM	FLOOR AREA 71.19 sqm	FLOOR & UNIT 32 Floor - Unit F	LIST PRICE PhP 12,888,960.00	STATUS Pre-selling	PODIUM-5 PhP1,400,000.00
Unit Reservation Fee			PhP 100,000.00		PhP50,000.00

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

LIST PRICE (UNIT):	PhP 12,888,960.00		
Less Cash Disc. (in 30 days):	PhP 1,288,896.00		
Additional VAT:	PhP 1,392,007.68		
SELLING PRICE:	PhP 12,992,071.68		PhP1,400,000.00
Less Reservation Fee:	PhP 100,000.00	< == DUE Today	PhP50,000.00
100% NET CONTRACT PRICE:	PhP 12,892,071.68	< == 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 12,888,960.00		
Less Promo Discount:	PhP 257,779.20		
Additional VAT:	PhP 1,515,741.70		
SELLING PRICE:	PhP 14,146,922.50		PhP1,400,000.00
10% Spot Downpayment in 30 days:	PhP 1,414,692.25		PhP140,000.00
Less Reservation Fee:	PhP 100,000.00	< == DUE Today	PhP50,000.00
NET Spot Downpayment:	PhP 1,314,692.25	< == DUE 30 days after Reservation	PhP90,000.00
20% Monthly Downpayment:	PhP 2,829,384.50		PhP280,000.00
38 Months to pay:	PhP 74,457.49	<== start of payment 30 days after Spot DP	PhP7,368.42
Title, Tax & Move in Fee:	PhP 707,346.12		
38 Months to pay:	PhP 18,614.37		
**NOTE: you can pay monthly downpayment and closing fees simultaneously.		PhP 93,071.86	
70% Balance (Bank or In-house):	PhP 9,902,845.75		PhP980,000.00

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

LIST PRICE (UNIT):	PhP 12,888,960.00		
Additional VAT:	PhP 1,546,675.20		
SELLING PRICE:	PhP 14,435,635.20		PhP1,400,000.00
25% Monthly Downpayment:	PhP 3,608,908.80		PhP350,000.00
Less Reservation Fee:	PhP 100,000.00	< == DUE Today	PhP50,000.00
38 Months to pay:	PhP 92,339.71	/ mo. < == start of payment 30 days upon RF	PhP7,894.74
Title, Tax & Move in Fee:	PhP 721,781.76		
38 Months to pay:	PhP 18,994.26	/ mo.	
**NOTE: you can pay monthly downpayment and closing fees simultaneously.		PhP 111,333.96	
75% Balance (Bank or In-house):	PhP 10,826,726.40		

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.