



SAMPLE COMPUTATION

Saturday, August 27, 2022



VERANO GREENHILLS

Annapolis Street, Greenhills, San Juan City, Philippines

UNIT TYPE 3-BEDROOM	FLOOR AREA 110.45 sqm	FLOOR & UNIT 49 Floor - Unit F	LIST PRICE PhP 22,304,800.00	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 22,304,800.00		
Less Cash Disc. (in 30 days):	PhP 2,230,480.00		
Additional VAT:	PhP 2,408,918.40		
SELLING PRICE:	PhP 22,483,238.40		PhP1,400,000.00
Less Reservation Fee:	PhP 100,000.00	< == DUE Today	PhP50,000.00
100% NET CONTRACT PRICE:	PhP 22,383,238.40	< == 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 22,304,800.00		
Less Promo Discount:	PhP 446,096.00		
Additional VAT:	PhP 2,623,044.48		
SELLING PRICE:	PhP 24,481,748.48		PhP1,400,000.00
10% Spot Downpayment in 30 days:	PhP 2,448,174.85		PhP140,000.00
Less Reservation Fee:	PhP 100,000.00	< == DUE Today	PhP50,000.00
NET Spot Downpayment:	PhP 2,348,174.85	< == DUE 30 days after Reservation	PhP90,000.00
20% Monthly Downpayment:	PhP 4,896,349.70		PhP280,000.00
38 Months to pay:	PhP 128,851.31	<== start of payment 30 days after Spot DP	PhP7,368.42
Title, Tax & Move in Fee:	PhP 1,224,087.42		
38 Months to pay:	PhP 32,212.83		
**NOTE: you can pay monthly downpayment and closing fees simultaneously.		PhP 161,064.13	
70% Balance (Bank or In-house):	PhP 17,137,223.94		PhP980,000.00

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

LIST PRICE (UNIT):	PhP 22,304,800.00		
Additional VAT:	PhP 2,676,576.00		
SELLING PRICE:	PhP 24,981,376.00		PhP1,400,000.00
25% Monthly Downpayment:	PhP 6,245,344.00		PhP350,000.00
Less Reservation Fee:	PhP 100,000.00	< == DUE Today	PhP50,000.00
38 Months to pay:	PhP 161,719.58	/ mo. < == start of payment 30 days upon RF	PhP7,894.74
Title, Tax & Move in Fee:	PhP 1,249,068.80		
38 Months to pay:	PhP 32,870.23	/ mo.	
**NOTE: you can pay monthly downpayment and closing fees simultaneously.		PhP 194,589.81	
75% Balance (Bank or In-house):	PhP 18,736,032.00		

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.