



COMPUTATION

DATE:	October 7, 2019
NAME:	0
HOUSE NO.:	BLOCK 1 LOT 1
LOT AREA: (sqm.)	139
FLOOR AREA: (sqm.)	221.6
UNIT DESCRIPTION:	End Unit with extra lot
TOTAL SELLING PRICE: Php	31,508,000.00 (VAT inclusive)
PROCESSING COST: Php	1,575,400.00

Cash Payment

Total Selling Price	Php		31,508,000.00	
Less Reservation Fee:	Php		200,000.00	
Total Contract Price:	Php		31,308,000.00	
Less Promo Discount:	Php		1,500,000.00	
Total Cash Price:	Php		29,808,000.00	(within 30 days from RF)
Processing Cost:	Php		1,575,400.00	

In-House Payment

Total Selling Price	Php		31,508,000.00	
Less Reservation Fee:	Php		200,000.00	
Total Contract Price:	Php		31,308,000.00	
Less Promo Discount:	Php		800,000.00	
Net Contract Price:			30,508,000.00	
24 Months to Pay	Php		1,271,166.67	(24 months @ 0% interest)
Processing Cost:	Php		1,575,400.00	(to coincide with amortization)

Bank Financing Payment - SPOT DOWNPAYMENT

Total Selling Price	Php		31,508,000.00	
Less Reservation Fee:	Php		200,000.00	
Total Contract Price:	Php		31,308,000.00	
Less Promo Discount:	Php		1,000,000.00	
Net Contract Price:			30,308,000.00	
20% Down Payment	Php		6,061,600.00	spot payment
80% Balance thru Bank	Php		24,246,400.00	CHINA BANK

YEAR TERMS	MONTHLY AMORTIZATION	GROSS INCOME
15 YEARS	204,604.94	682,016.48
10 YEARS	269,184.75	897,282.48
5 YEARS	468,750.80	1,562,502.67

Processing Cost:	Php		1,575,400.00	(to coincide with DP term)
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Bank Financing Payment - INSTALLMENT DOWNPAYMENT

Total Selling Price	Php		31,508,000.00	
Less Reservation Fee:	Php		200,000.00	
Total Contract Price:	Php		31,308,000.00	
Less Promo Discount:	Php		500,000.00	
Net Contract Price:			30,808,000.00	
20% Down Payment	Php		6,161,600.00	
Installment Downpayment	Php		256,733.33	(24 months @ 0% interest)
80% Balance thru Bank	Php		24,646,400.00	PSBANK

YEAR TERMS	MONTHLY AMORTIZATION	GROSS INCOME
15 YEARS	207,980.37	693,267.91
10 YEARS	273,625.57	912,085.22
5 YEARS	476,483.92	1,588,279.74

Processing Cost:	Php		1,575,400.00	(to coincide with DP term)
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Notes:

1. PRICES AND TERMS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. Unit availability is on a first-come-first-served basis.
2. Reservation Fee is non-refundable and will be forfeited once account is cancelled / backed-out.
3. Late payments may subject the above terms to recomputation for possible penalties, interest or other adjustments as may be determined by the SELLER.
4. In case of Bank Financing, the monthly amortization is based on the bank's prevailing rate at the time of the loan. Indicative rate only based on the 6% interest per annum.
5. Unit is VAT inclusive.
6. All checks payable to PHINMA PRISM PROPERTY DEVELOPMENT CORPORATION.

PREPARED BY: _____
PHINMA PRISM Representative
Broker / Agent's Name

CONFORME: _____
Buyer's Signature over Printed Name / Date