

Computation For: _____
 Sales Associate/Broker: _____
 Cluster: _____
 Unit/Lot ID: _____
 Lot Area: _____
 House Area: _____
 Computation generated on: _____



CASH 30 days (with 9% Discount)

	Php	USD*
Total List Price:	31,453,700.00	629,074
Less 9% Discount:	<u>2,830,833.00</u>	56,617
Net List Price:	28,622,867.00	572,457
Add VAT:	3,434,744.04	68,695
Add Other Charges:	1,144,914.68	22,898
Improvement Cost:	360,000.00	7,200
Less 50% Improvement Cost Discount:	<u>180,000.00</u>	3,600
Less Reservation Fee Discount*:	<u>25,000.00</u>	500
Total Contract Price:	33,357,500.00	667,150
100% Full Payment:	33,357,500.00	667,150
Less Reservation:	<u>25,000.00</u>	500
Net Amount:	33,332,500.00	666,650
Due 30 days from full RF		

25% DP / 25% over 18 months / 50% Lumpsum

	Php	USD*
Total List Price	31,453,700.00	629,074
Net List Price:	31,453,700.00	629,074
Add VAT:	3,774,444.00	75,489
Add Other Charges:	1,258,148.00	25,163
Improvement Cost:	360,000.00	7,200
Less 50% Improvement Cost Discount:	<u>180,000.00</u>	3,600
Less Reservation Fee Discount*:	<u>25,000.00</u>	500
Total Contract Price:	36,666,300.00	733,300
25% Downpayment:	9,166,575.00	183,332
Less Reservation:	<u>25,000.00</u>	500
Net Amount	9,141,575.00	182,832
Due 30 days after reservation		
25% Amortization	9,166,575.00	183,332
Payable in 18 months at 0% interest	509,254.17	10,185
50% Turnover Balance	18,333,150.00	366,663

10% over 12 months / 90% Lumpsum

	Php	USD*
Total List Price	31,453,700.00	629,074
Net List Price:	31,453,700.00	629,074
Add VAT:	3,774,444.00	75,489
Add Other Charges:	1,258,148.00	25,163
Improvement Cost:	360,000.00	7,200
Less 50% Improvement Cost Discount:	<u>180,000.00</u>	3,600
Less Reservation Fee Discount*:	<u>25,000.00</u>	500
Total Contract Price:	36,641,300.00	732,826
10% Amortization:	3,664,130.00	73,283
Less: Reservation	<u>25,000.00</u>	500
Payable per month in 12 months	303,260.83	6,065
90% Bank Financing	32,977,170.00	659,543

30% DP / 70% over 36 months

	Php	USD*
Total List Price	31,453,700.00	629,074
Net List Price:	31,453,700.00	629,074
Add VAT:	3,774,444.00	75,489
Add Other Charges:	1,258,148.00	25,163
Improvement Cost:	360,000.00	7,200
Less 50% Improvement Cost Discount:	<u>180,000.00</u>	3,600
Less Reservation Fee Discount*:	<u>25,000.00</u>	500
Total Contract Price:	36,641,300.00	732,826
30% Downpayment:	10,992,390.00	219,848
Less Reservation:	<u>25,000.00</u>	500
Net Amount:	10,967,390.00	219,348
Due 30 days from full RF		
70% Amortization:	25,648,910.00	512,978
Payable* per month in 36 months	712,469.72	14,249

10% DP / 40% over 24 months / 50% Lumpsum

	Php	USD*
Total List Price	31,453,700.00	629,074
Net List Price:	31,453,700.00	629,074
Add VAT:	3,774,444.00	75,489
Add Other Charges:	1,258,148.00	25,163
Improvement Cost:	360,000.00	7,200
Less 50% Improvement Cost Discount:	<u>180,000.00</u>	3,600
Less Reservation Fee Discount*:	<u>25,000.00</u>	500
Total Contract Price:	36,641,300.00	732,826
10% Downpayment:	3,664,130.00	73,283
Less Reservation:	<u>25,000.00</u>	500
Net Amount:	3,639,130.00	72,783
Due 30 days from full RF		
40% Amortization:	14,656,520.00	293,130
Payable* per month in 24 months	610,688.33	12,214
50% Bank Financing	18,320,650.00	366,413

10% over 20 months / 2% Bullet (mo 6,12,18) / Lumpsum

	Php	USD*
Total List Price	31,453,700.00	629,074
Net List Price:	31,453,700.00	629,074
Add VAT:	3,774,444.00	75,489
Add Other Charges:	1,258,148.00	25,163
Improvement Cost:	360,000.00	7,200
Less 50% Improvement Cost Discount:	<u>180,000.00</u>	3,600
Less Reservation Fee Discount*:	<u>25,000.00</u>	500
Total Contract Price:	36,641,300.00	732,826
Monthly Amortization (mo 1-23)	5,862,608.00	117,252
Payable per month (mo 1-23)	183,206.50	3,664
2% Bullet Payments (mo 6, 12,18)	732,826.00	14,657
Lumpsum	30,778,692.00	615,574
Less Reservation:	<u>25,000.00</u>	500
Turnover Balance	30,753,692.00	615,074

NOTES: - Full payment & complete documentation are required prior to lot turnover.
 * USD1 = PHP50 used for estimation purposes only. Please check for the current prevailing exchange rates.
 - Other Charges are subject to change based on the government mandated rates & BIR ruling(s) prevailing at the time of registration of the Deed of Absolute Sale.
 - These do not include expenses related to the application for various utilities (e.g. meter deposits), turnover fees, RPT & insurance.
 - The client is required to submit complete post dated checks.
 - All plans, information and illustrations are for identification and reference only. All details are subject to change without prior notice and do not form part of an offer or contract.
 *Payment template valid until September 30, 2020 only.
 *Additional discount applicable to accounts booked within 30 days after payment of Reservation Fee.
 * Downpayment and booking requirements shall be paid and submitted within 30 days after the payment of the Reservation Fee.
 In case of default, the remaining half of the RF (or P25,000) shall be paid/added on the DP amount.