



SAMPLE COMPUTATION

Saturday, August 27, 2022



VERANO GREENHILLS

Annapolis Street, Greenhills, San Juan City, Philippines

UNIT TYPE Studio	FLOOR AREA 24.87 sqm.	FLOOR & UNIT 42 Floor - Unit M	LIST PRICE PhP 4,724,160.00	STATUS Pre-selling	PODIUM-5 PhP1,400,000.00
Unit Reservation Fee			PhP 30,000.00		PhP50,000.00

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

LIST PRICE (UNIT):	PhP	4,724,160.00		
Less Cash Disc. (in 30 days):	PhP	472,416.00		
Additional VAT:	PhP	510,209.28		
SELLING PRICE:	PhP	4,761,953.28		PhP1,400,000.00
Less Reservation Fee:	PhP	30,000.00	< == DUE Today	PhP50,000.00
100% NET CONTRACT PRICE:	PhP	4,731,953.28	< == 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	4,724,160.00		
Less Promo Discount:	PhP	94,483.20		
Additional VAT:	PhP	555,561.22		
SELLING PRICE:	PhP	5,185,238.02		PhP1,400,000.00
10% Spot Downpayment in 30 days:	PhP	518,523.80		PhP140,000.00
Less Reservation Fee:	PhP	30,000.00	< == DUE Today	PhP50,000.00
NET Spot Downpayment:	PhP	488,523.80	< == DUE 30 days after Reservation	PhP90,000.00
20% Monthly Downpayment:	PhP	1,037,047.60		PhP280,000.00
38 Months to pay:	PhP	27,290.73	<== start of payment 30 days after Spot DP	PhP7,368.42
Title, Tax & Move in Fee:	PhP	259,261.90		
38 Months to pay:	PhP	6,822.68		
**NOTE: you can pay monthly downpayment and closing fees simultaneously.			PhP	34,113.41
70% Balance (Bank or In-house):	PhP	3,629,666.61		PhP980,000.00

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

LIST PRICE (UNIT):	PhP	4,724,160.00		
Additional VAT:	PhP	566,899.20		
SELLING PRICE:	PhP	5,291,059.20		PhP1,400,000.00
25% Monthly Downpayment:	PhP	1,322,764.80		PhP350,000.00
Less Reservation Fee:	PhP	30,000.00	< == DUE Today	PhP50,000.00
38 Months to pay:	PhP	34,020.13	/ mo. < == start of payment 30 days upon RF	PhP7,894.74
Title, Tax & Move in Fee:	PhP	264,552.96		
38 Months to pay:	PhP	6,961.92	/ mo.	
**NOTE: you can pay monthly downpayment and closing fees simultaneously.			PhP	40,982.05
75% Balance (Bank or In-house):	PhP	3,968,294.40		

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.