

COMPUTATION SHEET



Date	May-20	
Project	Torre Central	
Inventory no.	169	
Floor	18	
Unit No.	7	
Unit Type	STD	
Area	26.35 sq.m.	(c)'
Total List Price	4,734,000	(c)'
VAT	568,080	
Titling and Miscellaneous Fees	6% 284,040	
Total Contract Price	5,586,120	

TERMS OF PAYMENT

PROMO - 10% IN 6 MOS. 90% BANK FINANCING

Total List Price	4,734,000
Add: VAT (if applicable) 12%	568,080
Titling and Miscellaneous Fees	284,040
TOTAL SELLING PRICE (TCP) (a)	5,586,120

10% Down Payment	558,612
Less: Reservation Fee	- 25,000
Net Spot Down Payment	533,612

Payable in 6 months 88,935

90% Bank Financing (b) 5,027,508

Reservation Fee	25,000
MA 1	88,935
MA 2	88,935
MA 3	88,935
MA 4	88,935
MA 5	88,935
MA 6	88,935
Balance	5,027,508

PROMO - 15% IN 11 MOS., 5% Spot, 80% BANK FINANCING

Total List Price	4,734,000
Add: VAT (if applicable) 12%	568,080
Titling and Miscellaneous Fees	284,040
TOTAL SELLING PRICE (TCP) (a)	5,586,120

15% Down Payment	837,918
Less: Reservation Fee	- 25,000
Net Down Payment	812,918

Payable in 11 months 73,902

5% Down Payment 279,306

80% Bank Financing (b) 4,468,896

Reservation Fee	25,000
MA 1	73,902
MA 2	73,902
MA 3	73,902
MA 4	73,902
MA 5	73,902
MA 6	73,902
MA 7	73,902
MA 8	73,902
MA 9	73,902
MA 10	73,902
MA 11	73,902
Spot Payment	279,306
Balance	4,468,896

Notes:

- a. TSP includes all applicable Taxes and Miscellaneous Fees
- b. Rates used for computation of Bank Financing Amortization are indicative rates only, subject to bank's prevailing rate at the time of loan.
- c. Prices are subject to change without prior notice. Unit areas may change based on the final construction drawings
- d. PROMO TERMS are valid until May 31, 2020 only.

BUYER'S SIGNATURE/S ABOVE PRINTED NAME/S

PROPERTY CONSULTANT'S SIGNATURE ABOVE PRINTED NAME

DATE SIGNED

SALES DIVISION/SALES CHANNEL

COMPUTATION SHEET



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Inventory no.	169
Floor	18
Unit No.	7
Unit Type	STD
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Total List Price	Php 4,734,000 (c)'
VAT	568,080
Miscellaneous Fee	6% 284,040
Total Contract Price	5,586,120

TERMS OF PAYMENT

<input type="checkbox"/>	OPTION 1 - CASH PAYMENT	30 Days	4
	Total List Price		4,734,000
	Less: Spot Cash Discount	8.0% -	378,720
	Discounted List Price		4,355,280
	Add: VAT (if applicable)	12%	522,634
	Titling and Miscellaneous Fees		261,317
	TOTAL DISCOUNTED CONTRACT PRICE (TCP) (a)		5,139,230
	Less: Retention Payable upon Turnover		
	Less: Reservation Fee	-	50,000
	NET PAYABLE		5,089,230

<input type="checkbox"/>	OPTION 2 - 20% SPOT DP, 80% BANK FINANCING		
	Total List Price		4,734,000
	Less: Discount on Spot Downpayment	1.5% -	71,010
	Discounted List Price		4,662,990
	Add: VAT (if applicable)	12%	559,559
	Titling and Miscellaneous Fees		279,779
	TOTAL CONTRACT PRICE (TCP) (a)		5,502,328
	20% Down Payment		1,100,466
	Less: Discount on Spot Downpayment		
	Less: Reservation Fee	-	50,000
	Net Spot Down Payment		1,050,466
	Payable 30 days from Reservation Date		1,050,466
	80% Bank Financing (b)		4,401,863
	Monthly for 5 years	@ 10.0% p.a.	93,527
	Monthly for 10 years	@ 10.0% p.a.	58,171
	Monthly for 15 years	@ 10.0% p.a.	47,303
	Monthly for 20 years	@ 10.0% p.a.	42,479
	In-House Financing		
	Monthly for 5-year term	@ 12.0% p.a.	97,917
	Monthly for 8-year term	@ 15.0% p.a.	78,993
	Monthly for 10-year term	@ 15.0% p.a.	71,017

Option 3 and 4 next page

Notes:

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Total List Price	4,734,000	(c)'
VAT	568,080	
Titling and Miscellaneous Fees	6%	284,040
Total Contract Price	5,586,120	

TERMS OF PAYMENT

<input type="checkbox"/>	OPTION 3 - 10% SPOT, 10% IN 6 MOS. 80% BANK FINANCING
Total List Price	4,734,000
Less: Discount on DP	5% - 23,670
Discounted List Price	4,710,330
Add: VAT (if applicable)	12% 565,240
Titling and Miscellaneous Fees	282,620
TOTAL CONTRACT PRICE (TCP) (a)	5,558,189

<input type="checkbox"/>	OPTION 4 - EQUAL MONTHLY INSTALLMENT
Total List Price	4,734,000
Less: Discount	2.5% - 118,350
Discounted List Price	4,615,650
Add: VAT (if applicable)	12% 553,878
Titling and Miscellaneous Fees	276,939
TOTAL CONTRACT PRICE (TCP) (a)	5,446,467

10% Down Payment	555,819
Less: Reservation Fee	- 50,000
Net Spot Down Payment	505,819

Less: Reservation Fee	- 50,000
NET PAYABLE	5,396,467

10% Down Payment **555,819**

Payable in 6 months **92,636**

Payable in 6 months **899,411**

80% Bank Financing (b)		4,446,552
Monthly for 5 years	@ 10.0% p.a.	94,476
Monthly for 10 years	@ 10.0% p.a.	58,762
Monthly for 15 years	@ 10.0% p.a.	47,783
Monthly for 20 years	@ 10.0% p.a.	42,910

In-House Financing		
Monthly for 5-year term	@ 12.0% p.a.	98,911
Monthly for 8-year term	@ 15.0% p.a.	79,795
Monthly for 10-year term	@ 15.0% p.a.	71,738

Notes:

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