

UNIT COMPUTATION - BANK FINANCING PAY TERM

OPTION 2 - 10% DOWNPAYMENT WITH 2% DISCOUNT ON THE TLP
(SPOT 5% Downpayment & 5% Payable for 30 Months (NO Interest))

Name of Buyer:		Date:	August 17, 2024
Name of Buyer's Spous		Unit Size	32 sqm
Product:	FUTURA	Unit Type:	2 BEDROOM UNIT
Project Name:	FUTURA ONE	Building:	B Floor: 8th Unit: U B310

Price/sqm:	Php 175,353	Area to appear on CCT:_____	Total Area with Ledge/Balcony/Garden Lot_____
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TOTAL PACKAGE PRICE

Total List Price(TLP):		4,714,371.26	(manually added, please refer to the seller's hub)
DISCOUNT	2%	94,287.43	
New TSP		4,620,083.83	
MISC. FEE	5%	230,990.25	
E-VAT	12%	554,410.06	
Add: Bank Fee	4%	184,803.35	
Total Rounded TCP:		5,590,300.00	
Add: Turnover fee		21,000.00	
Total Contract Price (TCP):		Php 5,611,300.00	

RESERVATION FEE	20,000.00
Reservation Date:	August 17, 2024

DOWNPAYMENT

Compute for	10%	Downpayment	580,030.00	(Inclusive turn-over fee)
less: __%DP Disc			0	
less: Reservation Fee			20,000.00	
NET DOWNPAYMENT			560,030.00	
Spot Downpayment	5%		Php 290,015.00	
Less: Reservation Fee			20,000.00	
1st Downpayment			Php 270,015.00	
Due Date		August 17, 2024		
Monthly DP	5%		290,015.00	
DP Term	30 Months		Php 9,667.17	
DP Start Date		September 17, 2024		

REMAINING BALANCE FOR FINANCING

Loan Balance:	90%	Php 5,031,270.00
Start Date:	April 17, 2027	
Monthly Amortization	LOAN TERM	
	in Months	in Years
	180	15
	120	10
Php 46,640.49	60	5
Php 59,722.07		
Php 100,816.33		
MRI	C/O BANK	
	Int. Rate	REQUIRED GROSS INCOME:
	7.5%	Php 133,258.56
	7.5%	Php 170,634.47
	7.5%	Php 288,046.66

PREPARED AND PROPOSED BY:



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