

Tower	A	
Unit:	16th Floor Unit A	
Type:	3BR Unit with Balcony	
Area in Square Meters:	125.50	Unit Size 112.50 Balcony Size 13.00
in Square Feet:	1,350.87	1210.94 139.93
Unit Price:	Php 45,198,000.00	USD 903,960.00
Less 3% Post Dated Checks Discount:	1,355,940.00	27,118.80
Total Contract Price:	43,842,060.00	876,841.20
Less 2% Promo Discount:	876,841.20 (Valid until June 30, 2023 Only)	17,536.82
Total Contract Price:	42,965,218.80	859,304.38
Add Solo Parking:		
Total Contract Price:	Php 42,965,218.80	USD 859,304.38
Less Reservation Fee:	Php 60,000.00	USD 1,200.00
Net Contract Price:	Php 42,905,218.80	USD 858,104.38

Property Investment VS Bank Investment (PHP)			
Illustration of the Projected Price with 12% Increase Per Annum			Illustration of Projected Bank Earnings (3%)
Projected Price	Projected Yearly Income	VS	Projected Yearly Income
1st year 45,198,000.00	5,423,760.00		259,231.31
2nd year 50,621,760.00	6,074,611.20		267,008.25
3rd year 56,696,371.20	6,803,564.54		275,018.50
4th year 63,499,935.74	7,619,992.29		283,269.05
Estimated value after 4 Years: 71,119,928.03			
Total Cash Out	ROI in 4 years	Total Earnings	Total Earnings
12,931,565.64	200.45%	25,921,828.03	1,084,527.12

*The values above are based on estimates only and not necessarily indicative of future or likely price of the unit. (based on No-DP scheme)

OPTION 1: NO DOWN PAYMENT TERM			
	In Philippine Peso	In USD	
20% Monthly Amortization from 1st to 48th month <i>Payable on July 30, 2023 to June 30, 2027</i>	Php 178,771.75 /month 8,581,043.76	USD 3,575.43 /month 171,620.88	
2.5% Lumpsum on the 12th month (<i>Payable on June 30, 2024</i>)	Php 1,072,630.47	USD 21,452.61	
2.5% Lumpsum on the 24th month (<i>Payable on June 30, 2025</i>)	Php 1,072,630.47	USD 21,452.61	
2.5% Lumpsum on the 36th month (<i>Payable on June 30, 2026</i>)	Php 1,072,630.47	USD 21,452.61	
2.5% Lumpsum on the 48th month (<i>Payable on June 30, 2027</i>)	Php 1,072,630.47	USD 21,452.61	
70% Turnover Balance (<i>Payable on Sept. 30, 2025</i>) <i>Payable thru CASH or Bank Financing</i>	Php 30,033,653.16	USD 600,673.06	
TOTAL DISCOUNT:	Php 2,232,781.20	USD 44,655.62	
Price Per Sqm:	Php 342,352.34	USD 6,847.05	
Price Per Sqft:	Php 31,805.60	USD 636.11	

* Conversion is based on an exchange rate of 1 USD = Php 50

Alex Girella
Sales Officer

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ARETE
AGENCY OF REALTY AND TRADING

HEALTHY RENTAL RETURN (PHP)			
Estimated Monthly Rental Rate 1,000.00 per sqm	Estimated Annual Rental Income 1,506,000	Estimated Annual Rental Yield 3.51%	Estimated Time of 100% ROI thru RENT (in years) 28.53

* The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.

SERVICED APARTMENT (PHP)			
Estimated Daily Yield 100.00 per sqm/day	Estimated Monthly Income 251,000	Estimated Annual Income 3,012,000	Estimated Annual Yield 7.01%

- NOTES:**
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 - PDCs must be submitted to Megaworld Corporation, 30 days upon reservation to avail 3% PDC Discount.
 - All outstanding balances are due and demandable upon turnover.
 - Registration expenses and Real Property Tax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction. Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.

Tower:	A	
Unit:	16th Floor Unit A	
Type:	3BR Unit with Balcony	
Area in Square Meters:	125.50	Unit Size: 112.50 Balcony Size: 13.00
in Square Feet:	1,350.87	1210.94 139.93
Unit Price:	Php 45,198,000.00	USD 903,960.00
Less 3% Post Dated Checks Discount:	1,355,940.00	27,118.80
Total Contract Price:	43,842,060.00	876,841.20
Less 2% Promo Discount:	876,841.20 (Valid until June 30, 2023 Only)	17,536.82
Total Contract Price:	42,965,218.80	859,304.38
Add Solo Parking:		
Total Contract Price:	Php 42,965,218.80	USD 859,304.38
Less Reservation Fee:	Php 60,000.00	USD 1,200.00
Net Contract Price:	Php 42,905,218.80	USD 858,104.38

Property Investment VS Bank Investment (PHP)			
Illustration of the Projected Price with 12% Increase Per Annum			Illustration of Projected Bank Earnings (3%)
Projected Price	Projected Yearly Income	VS	Projected Yearly Income
1st year	45,198,000.00		387,946.97
2nd year	50,621,760.00		399,585.38
3rd year	56,696,371.20		411,572.94
4th year	63,499,935.74		423,920.13
Estimated value after 4 Years:		71,119,928.03	
Total Cash Out	ROI in 4 years	Total Earnings	Total Earnings
12,931,565.64	200.45%	25,921,828.03	1,623,025.41

*The values above are based on estimates only and not necessarily indicative of future or likely price of the unit. (based on No-DP scheme)

OPTION 2: NO DOWN PAYMENT TERM (STRAIGHT MONTHLY AMORTIZATION)			
	In Philippine Peso	In USD	
30% Monthly Amortization from 1st to 48th month <i>Payable on July 30, 2023 to June 30, 2027</i>	Php 268,157.62 /month 12,871,565.64	USD 5,363.15 /month 257,431.31	
70% Turnover Balance <i>Balance due on Sept. 30, 2025 Payable thru CASH or Bank Financing</i>	Php 30,033,653.16	USD 600,673.06	
TOTAL DISCOUNT:	Php 2,232,781.20	USD 44,655.62	
Price Per Sqm:	Php 342,352.34	USD 6,847.05	
Price Per Sqft:	Php 31,805.60	USD 636.11	

* Conversion is based on an exchange rate of 1 USD = Php 50

Alex Girella
PROPERTY SPECIALIST

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ARETE
AGENCY OF REAL ESTATE TRAINING AND EDUCATION

HEALTHY RENTAL RETURN (PHP)			
Estimated Monthly Rental Rate	Estimated Annual Rental Income	Estimated Annual Rental Yield	Estimated Time of 100% ROI thru RENT (in years)
1,000.00 per sqm	125,500	3.51%	28.53

* The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.

SERVICED APARTMENT (PHP)			
Estimated Daily Yield	Estimated Monthly Income	Estimated Annual Income	Estimated Annual Yield
100.00 per sqm/day	12,550	251,000	3,012,000
			7.01%

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 - PDCs must be submitted to Megaworld Corporation, 30 days upon reservation to avail 3% PDC Discount.
 - All outstanding balances are due and demandable upon turnover.
 - Registration expenses and Real Property Tax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction. Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.

Tower	A	
Unit:	16th Floor Unit A	
Type:	3BR Unit with Balcony	
Area in Square Meters:	125.50	
in Square Feet:	1,350.87	
Unit Price:	Php 45,198,000.00	USD 903,960.00
Less 3% Post Dated Checks Discount:	1,355,940.00	27,118.80
Total Contract Price:	43,842,060.00	876,841.20
Less 2% Promo Discount:	876,841.20 (Valid until June 30, 2023 Only)	17,536.82
Total Contract Price:	42,965,218.80	859,304.38
Add Solo Parking:		

Total Contract Price: Php 42,965,218.80 USD 859,304.38

Less Reservation Fee: Php 60,000.00 USD 1,200.00

Net Contract Price: Php 42,905,218.80 USD 858,104.38

Property Investment VS Bank Investment (PHP)			
Illustration of the Projected Price with 12% Increase Per Annum			Illustration of Projected Bank Earnings (3%)
Projected Price	Projected Yearly Income	VS	
1st year	45,198,000.00	5,423,760.00	104,772.53
2nd year	50,621,760.00	6,074,611.20	107,915.70
3rd year	56,696,371.20	6,803,564.54	111,153.17
4th year	63,499,935.74	7,619,992.29	114,487.77
Estimated value after 4 Years:			
71,119,928.03			
Total Cash Out	ROI in 4 years	Total Earnings	Total Earnings
12,931,565.64	200.45%	25,921,828.03	438,329.16

**The values above are based on estimates only and not necessarily indicative of future or likely price of the unit. (based on No-DP scheme)*

OPTION 3: NO DOWN PAYMENT TERM			
	In Philippine Peso	In USD	
8% Monthly Amortization from 1st to 24th month <i>Payable on July 30, 2023 to June 30, 2025</i>	Php 71,508.70 /month 3,432,417.50	USD 1,430.17 /month 68,648.35	
12% Monthly Amortization from 25th to 48th month <i>Payable on July 30, 2025 to June 30, 2027</i>	Php 214,526.09 /month 5,148,626.26	USD 4,290.52 /month 102,972.53	
2.5% Lumpsum on the 12th month (<i>Payable on June 30, 2024</i>)	Php 1,072,630.47	USD 21,452.61	
2.5% Lumpsum on the 24th month (<i>Payable on June 30, 2025</i>)	Php 1,072,630.47	USD 21,452.61	
2.5% Lumpsum on the 36th month (<i>Payable on June 30, 2026</i>)	Php 1,072,630.47	USD 21,452.61	
2.5% Lumpsum on the 48th month (<i>Payable on June 30, 2028</i>)	Php 1,072,630.47	USD 21,452.61	
Turnover Balance (<i>Payable on Sept. 30, 2025</i>) <i>Payable thru CASH or Bank Financing</i>	Php 30,033,653.16	USD 600,673.06	
TOTAL DISCOUNT:	Php 2,232,781.20	USD 44,655.62	
Price Per Sqm:	Php 342,352.34	USD 6,847.05	
Price Per Sqft:	Php 31,805.60	USD 636.11	

* Conversion is based on an exchange rate of 1 USD = Php 50

Alex Girella
Sales Representative

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ARETE
CONSTRUCTION MANAGEMENT CORPORATION

HEALTHY RENTAL RETURN (PHP)			
Estimated Monthly Rental Rate 1,000.00 per sqm	Estimated Annual Rental Income	Estimated Annual Rental Yield	Estimated Time of 100% ROI thru RENT (in years)
125,500	1,506,000	3.51%	28.53

* The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.

SERVICED APARTMENT (PHP)			
Estimated Daily Yield 100.00 per sqm/day	Estimated Monthly Income	Estimated Annual Income	Estimated Annual Yield
12,550	251,000	3,012,000	7.01%

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 - PDCs must be submitted to Megaworld Corporation, 30 days upon reservation to avail 3% PDC Discount.
 - All outstanding balances are due and demandable upon turnover.
 - Registration expenses and Real Property Tax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction. Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.

Tower Unit: A 16th Floor Unit A			
Type:	3BR Unit with Balcony	Unit Size	Balcony Size
Area in Square Meters:	125.50	112.50	13.00
in Square Feet:	1350.87	1210.94	139.93
Unit Price:	Php 45,198,000.00	USD	903,960.00
Less 5% Post Dated Check Discount:	1,355,940.00		27,118.80
Total Contract Price:	43,842,060.00		876,841.20
Less 2% Promo Discount:	876,841.20 (Valid until June 30, 2023 Only)		17,536.82
Total Contract Price:	42,965,218.80		859,304.38
Add Solo Parking Slot			-
Total Contract Price:	42,965,218.80		859,304.38
Less Discount from Downpayment:	902,269.59		18,045.39
Total Contract Price: Php 42,062,949.21 USD 841,258.98			

Property Investment VS Bank Investment (PHP)			
Illustration of the Projected Price with 12% Increase Per Annum		VS	Illustration of Projected Bank Earnings (3%)
Projected Price	Projected Yearly Income		Projected Yearly Income
1st year	45,198,000.00	5,423,760.00	438,756.28
2nd year	50,621,760.00	6,074,611.20	529,256.36
3rd year	56,696,371.20	6,803,564.54	622,471.44
4th year	63,499,935.74	7,619,922.29	718,482.98
Estimated value after 4 Years:		71,119,928.03	
Total Cash Out	ROI in 4 years	Total Earnings	Total Earnings
21,482,609.40	120.66%	25,921,928.03	2,308,967.05
The values above are based on estimates only and not necessarily indicative of future or likely price of the unit. (based on No DP scheme)			

0.51

30% DOWNPAYMENT TERM			
		In USD	
30% Down Payment	Php 12,889,565.64	USD	257,791.31
Less 7% Discount on the Downpayment	902,269.59		18,045.39
Total Contract Price:	11,987,296.05		239,745.92
30% Add. Parking Slot	-		-
Total Contract Price:	11,987,296.05		239,745.92
Less Reservation Fee	60,000.00		1,200.00
NET 30% Down Payment	11,927,296.05		
Payable on July 30, 2023			
20% Monthly Amortization for 40 months	214,826.09 /month	USD	4,296.52 /month
Payable on August 30, 2023 to Nov. 30, 2026			
50% Turnover Balance	Php 21,482,609.40	USD	429,652.19
Payable thru CASH or Bank Financing			
Payable on Sept. 30, 2025			
TOTAL DISCOUNT:	Php 3,135,050.79	USD	62,701.02
Price Per Sqm:	Php 335,162.94	USD	6,703.26
Price Per Sqft:	Php 31,137.69	USD	622.75
* Conversion is based on an exchange rate of 1 USD = Php 50			

INFORMATION

MEGAWORLD AT THE FORT

Alex Girella
PROPERTY CONSULTANT

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HEALTHY RENTAL RETURN (PHP)			
Estimated Monthly Rental Rate	Estimated Annual Rental Income	Estimated Annual Rental Yield	Estimated Time of 100% ROI thru RENT (in years)
1,000.00 per sqm	1,506,000	-166.91%	-0.60
125,500			
* The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.			

SERVICED APARTMENT (PHP)			
Estimated Daily Yield 100.00 per sqm/day	Estimated Monthly Income	Estimated Annual Income	Estimated Annual Yield
12,550	376,500	4,518,000	-500.74%

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- PDCs must be submitted to Megaworld Corporation, 30 days upon reservation to avail 5% PDC Discount. Failure to submit PDCs within given time would result in forfeiture of the 5% PDC Discount.
- All outstanding balances are due and demandable upon turnover.
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- PDCs must be submitted to Megaworld Corporation, 15 days upon reservation to avail 3% PDC Discount. Failure to submit PDCs within given time would result in forfeiture of the 3% PDC Discount.

Tower Unit: A 16th Floor Unit A			
Type:	3BR Unit with Balcony	Unit Size	Balcony Size
Area in Square Meters:	125.50	112.50	13.00
in Square Feet:	1350.87	1210.94	139.93
Unit Price:	Php 45,198,000.00	USD	903,960.00
Less 5% Post Dated Check Discount:	1,355,940.00		27,118.80
Total Contract Price:	43,842,060.00		876,841.20
Less 2% Promo Discount:	876,841.20 (Valid until June 30, 2023 Only)		17,536.82
Total Contract Price:	42,965,218.80		859,304.38
Add Solo Parking Slot			-
Total Contract Price:	42,965,218.80		859,304.38
Less Discount from Downpayment:	2,148,260.94		42,965.22
Total Contract Price: Php 40,816,957.86 USD 816,339.16			

Property Investment VS Bank Investment (PHP)			
Illustration of the Projected Price with 12% Increase Per Annum			Illustration of Projected Bank Earnings (3%)
Projected Price	Projected Yearly Income	VS	Projected Yearly Income
1st year	45,198,000.00		608,898.54
2nd year	50,621,760.00		654,233.59
3rd year	56,696,371.20		700,928.68
4th year	63,499,935.74		749,024.63
Estimated value after 4 Years:			
		71,119,928.03	
Total Cash Out	ROI in 4 years	Total Earnings	Total Earnings
24,490,174.72	105.85%	25,921,928.03	2,713,085.44
The values above are based on estimates only and not necessarily indicative of future or likely price of the unit. (based on No DP scheme)			

50% DOWNPAYMENT TERM			
		In USD	
50% Down Payment	Php 21,482,609.40	USD	429,652.19
Less 10% Discount on the Downpayment	2,148,260.94		42,965.22
Total Contract Price:	19,334,348.46		386,686.97
50% Add. Parking Slot	-		-
Total Contract Price:	19,334,348.46		386,686.97
Less Reservation Fee	60,000.00		1,200.00
NET 50% Down Payment	19,274,348.46		
Payable on July 30, 2023			
7% Monthly Amortization for 40 months	75,189.13 /month	USD	1,503.78 /month
Payable on August 30, 2023 to Nov. 30, 2026	3,007,565.32		60,151.31
43% Turnover Balance	Php 18,475,044.08	USD	369,500.88
Payable thru CASH or Bank Financing			
Payable on Sept. 30, 2025			
TOTAL DISCOUNT:	Php 4,381,042.14	USD	87,620.84
Price Per Sqm:	Php 325,234.72	USD	6,504.69
Price Per Sqft:	Php 30,215.32	USD	604.31
* Conversion is based on an exchange rate of 1 USD = Php 50			

INFORMATION	
 <p>Alex Girella PROPERTY CONSULTANT</p> <p>09171007888 (landline) @alexgirella@megaworld.com</p>	 <p>ARETE AGENCY OF REAL ESTATE TRADING AND INVESTMENT</p>

HEALTHY RENTAL RETURN (PHP)			
Estimated Monthly Rental Rate	Estimated Annual Rental Income	Estimated Annual Rental Yield	Estimated Time of 100% ROI thru RENT (in years)
1,000.00 per sqm			
125,500	1,506,000	-70.10%	-1.43
* The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.			

SERVICED APARTMENT (PHP)			
Estimated Daily Yield 100.00 per sqm/day	Estimated Monthly Income	Estimated Annual Income	Estimated Annual Yield
12,550	376,500	4,518,000	-210.31%

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- PDCs must be submitted to Megaworld Corporation, 15 days upon reservation to avail 3% PDC Discount. Failure to submit PDCs within given time would result in forfeiture of the 3% PDC Discount.

Tower	A		
Unit	16th Floor Unit A		
Type	3BR Unit with Balcony		
Area in Square Meters:	125.50	Unit Size	Balcony Size
in Square Feet:	1350.87	112.50	13.00
		1210.94	139.93
Unit Price:	Php 45,198,000.00	USD	903,960.00

Property Investment VS Bank Investment (PHP)				
Illustration of the Projected Price with 12% Increase Per Annum			Illustration of Projected Bank Earnings (3%)	
Projected Price	Projected Yearly Income	VS	Projected Yearly Income	
1st year	45,198,000.00		5,423,760.00	1,186,447.50
2nd year	50,621,760.00		6,074,611.20	1,222,040.93
3rd year	56,696,371.20		6,803,564.54	1,258,702.15
4th year	63,499,935.74		7,619,992.29	1,296,463.22
Estimated value after 4 Years:		71,119,928.03		
Total Cash Out	ROI in 4 years	Total Earnings	Total Earnings	
39,488,250.00	65.64%	25,921,928.03	4,963,653.80	

The values above are based on estimates only and not necessarily indicative of future or likely price of the unit. (based on No DP scheme)

CASH TERM			
	In Philippine Peso	In USD	
100% CASH	Php 45,198,000.00	USD 903,960.00	
Less 12.5% Discount on the Downpayment	5,649,750.00	112,995.00	
Total Downpayment	39,548,250.00	790,965.00	
Add Solo Parking Slot:		-	
Total Downpayment	39,548,250.00	790,965.00	
Less Reservation Fee	60,000.00	1,200.00	
Net 100% Downpayment	Php 39,488,250.00	USD 789,765.00	
Payable on July 30, 2023			
0% Turnover Balance	Php _____	USD _____	
TOTAL DISCOUNT:	Php 5,649,750.00	USD 112,995.00	
Price Per Sqm:	Php 315,125.50	USD 6,302.51	
Price Per Sqft:	Php 29,231.73	USD 585.52	

** Conversion is based on an exchange rate of 1 USD = Php 50*

INFORMATION

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ARETE
excellence bound with passion

HEALTHY RENTAL RETURN (PHP)			
Estimated Monthly Rental Rate	Estimated Annual Rental Income	Estimated Annual Rental Yield	Estimated Time of 100% ROI thru RENT (in years)
1,000.00 per sqm	1,506,000	3.81%	26.26

** The values above are based on estimates only and not necessarily indicative of future or likely rental income of the unit.*

SERVICED APARTMENT (PHP)			
Estimated Daily Yield	Estimated Monthly Income	Estimated Annual Income	Estimated Annual Yield
100.00 per sqm/day	376,500	4,518,000	11.42%

NOTES:

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- PDCs must be submitted to Megaworld Corporation, 30 days upon reservation of the unit.**
- All outstanding balances are due and demandable upon turnover.
- Registration expenses and Real Property Tax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction. Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.