

Bradbury Heights

by Vista Residences

Laon Laan Road, City of Manila

SAMPLE PAYMENT COMPUTATION TEMPLATE OCTOBER 2023			
FLOOR		UNIT NUMBER	
UNIT TYPE		ORIENTATION	
FLOOR AREA IN SQM	21.00	TIME & DATE COMPUTED	20/10/2023 11:54

	CONVERSION	
	PHILIPPINE PESO	US DOLLAR
TOTAL CONTRACT PRICE	6,476,634	117,756.97
RESERVATION FEE	30,000	545.45
BUYERS' PROMO	100,000	1,818.18

OPTION	REMARKS	AMOUNT	DUE DATE	
REGULAR PAYMENT		6,476,634	117,756.97	
<i>LESS: BUYER'S PROMO</i>		100,000	1,818.18	
<i>NET OF DISCOUNT</i>		6,376,634	115,938.79	
<i>LESS: RESERVATION FEE</i>		30,000	545.45	
15.00%	36	25,736	MOS 1 TO 36	
85.00%	BALANCE	5,420,139	UPON TURNOVER	
STEP-UP PAYMENT		6,476,634	117,756.97	
<i>LESS: BUYER'S PROMO</i>		100,000	1,818.18	
<i>NET OF DISCOUNT</i>		6,376,634	115,938.79	
<i>LESS: RESERVATION FEE</i>		30,000	545.45	
2.75%	9	16,151	MOS 1 TO 9	
3.25%	9	23,027	MOS 10 TO 18	
4.00%	9	28,341	MOS 19 TO 27	
5.00%	9	35,426	MOS 28 TO 36	
85.00%	BALANCE	5,420,139	UPON TURNOVER	
INDICATIVE MONTHLY AMORTIZATION RATES (BASED ON 85% BALANCE)				
FINANCING OPTIONS	TERM	AMOUNT (PHP)	CONVERTED	REQUIRED MONTHLY INCOME (PHP)
BANK FINANCING	5 YEARS @ 10% INTEREST	115,161.93	2,093.85	383,873.09
	10 YEARS @ 10% INTEREST	71,627.53	1,302.32	238,758.43
	15 YEARS @ 10% INTEREST	61,187.70	1,112.50	203,958.98
IN-HOUSE FINANCING	5 YEARS @ 18% INTEREST	137,635.89	2,502.47	458,786.31
	10 YEARS @ 19% INTEREST	101,179.00	1,839.62	337,263.34

IMPORTANT

Above computation is for the purpose of illustration and is subject to final availability, and may change without prior notice.

Reservation fee is non-refundable and non-transferable.

Prevailing interest rate on the loan application date will be used.

All transactions are processed in Philippine Peso, and any foreign currency presented herein are estimations only.

Only residential and office units are eligible to various forms of discount. Parking units are not eligible to have any form of discount.

Final exchange rate is determined during the date of actual payment to the office subject to the prevailing rates at the time.

All payments for BRADBURY HEIGHTS should be made payable to VISTA RESIDENCES INC.