

DATE: **March 24, 2023** CLIENT'S NAME: _____
PROJECT NO.: _____ PROJECT NAME: COMMONWEALTH HEIGHTS VILLAS 1 **PRE** RFO
UNIT NO.: TH-2 PROJECT ADDRESS: Bonifacio St., Commonwealth Heights Subd., Q.C
LOT AREA: 85.03 SQM FLOOR AREA: 93.14 SQM TOTAL DEVELOPED AREA: 136.25 SQM

SELLING PRICE: **PHP 6,950,000.00**
MINIMUM REQUIRED EQUITY: **20%**
DOWNPAYMENT: **PHP 1,390,000.00**
LESS: RESERVATION: **PHP 30,000.00** **March 24, 2023**
NET DOWNPAYMENT: **PHP 1,360,000.00**

NO. OF MONTHLY INSTALLMENTS: **12**

| | | | | |
|------------------|-----|-------------------|----------------------|---------------------------|
| 1ST INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | April 24, 2023 |
| 2ND INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | May 24, 2023 |
| 3rd INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | June 24, 2023 |
| 4th INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | July 24, 2023 |
| 5th INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | August 24, 2023 |
| 6th INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | September 24, 2023 |
| 7th INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | October 24, 2023 |
| 8th INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | November 24, 2023 |
| 9th INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | December 24, 2023 |
| 10th INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | January 24, 2024 |
| 11th INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | February 24, 2024 |
| 12th INSTALLMENT | PHP | 113,333.33 | PAYABLE ON OR BEFORE | March 24, 2024 |

BALANCE: **80.0%** **PHP 5,560,000.00** PAYABLE UPON UNIT TURN-OVER

TERMS OF PAYMENT:

IN-HOUSE FINANCING: **15.00%** PER ANNUM, AMORTIZATIONS COVERED BY POSTDATED CHECKS

| | | | | |
|---------|------------|-----|-------------------|-----------|
| MONTHS: | 180 | PHP | 77,817.04 | PER MONTH |
| | 120 | PHP | 89,702.24 | PER MONTH |
| | 60 | PHP | 132,272.01 | PER MONTH |

17.00% PER ANNUM, AMORTIZATIONS WITHOUT POSTDATED CHECKS

| | | | | |
|---------|------------|-----|-------------------|-----------|
| MONTHS: | 180 | PHP | 85,568.64 | PER MONTH |
| | 120 | PHP | 96,631.49 | PER MONTH |
| | 60 | PHP | 138,180.32 | PER MONTH |

BRIDGE FINANCING*: **13.00%** PER ANNUM, AMORTIZATIONS COVERED BY POSTDATED CHECKS

| | | | | |
|---------|------------|-----|------------------|-------------------------------|
| MONTHS: | 180 | PHP | 70,347.46 | PER MONTH UNTIL LOAN TAKE-OUT |
|---------|------------|-----|------------------|-------------------------------|

* APPLICABLE FOR ACCOUNTS AWAITING LOAN RELEASE

BANK ESTIMATE: MAY VARY DEPENDING ON BORROWER'S APPROVAL AT THE TIME OF LOAN TAKE OUT

7.00% PER ANNUM

| | | | | |
|---------|------------|-----|-------------------|-----------|
| MONTHS: | 60 | PHP | 110,094.66 | PER MONTH |
| | 96 | PHP | 75,803.47 | PER MONTH |
| | 120 | PHP | 64,556.31 | PER MONTH |
| | 180 | PHP | 49,974.85 | PER MONTH |
| | 240 | PHP | 43,106.62 | PER MONTH |

MISCELLANEOUS EXPENSES:

FEE RATES SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

| | | |
|--|-----------------------|---------------------------------------|
| WATER AND POWER CONNECTION FEES | PHP 55,000.00 | PAYABLE UPON UNIT TURN-OVER |
| DOCUMENTATION FEES † | PHP 110,000.00 | UPON FULL PAYMENT / SUBMISSION OF LOG |
| † PREVAILING RATE AT THE TIME OF TRANSFER SHALL APPLY | | |
| CANCELLATION OF SEC. 7 RA 26* | PHP 15,000.00 | UPON FULL PAYMENT / SUBMISSION OF LOG |
| * REQUIRED FOR BANK FINANCING; OPTIONAL FOR IN-HOUSE FINANCING | | |
| APPRAISAL AND BANK FEES | - | PAYABLE TO LENDING BANK |
| * AMOUNT TO BE QUOTED BY THE BANK | | |
| REAL ESTATE TAXES (BASED ON ASSESSMENT) | | PAYABLE YEARLY UPON TURNOVER |
| * AMOUNT TO BE ASSESSED BY THE LGU ASSESSOR'S OFFICE | | |
| FIRE AND MORTGAGE REDEMPTION INSURANCES | | PAYABLE YEARLY UPON TURNOVER |
| * AMOUNT TO BE QUOTED BY PARTNER INSURANCE PROVIDER | | |

BY AFFIXING MY/OUR SIGNATURE/ I/WE AGREE TO THE TERMS OF PAYMENT PRESENTED HEREIN.

CLIENT: _____
SIGNATURE OVER PRINTED NAME / DATE

MARKETING OFFICER: _____ March 24, 2023