

Kizuna Heights

by Vista Residences

Taft Avenue, City of Manila

SAMPLE PAYMENT COMPUTATION TEMPLATE NOVEMBER 2023

FLOOR	10F	UNIT NUMBER	0029
UNIT TYPE	1 Bedroom	ORIENTATION	Manila Sunset
FLOOR AREA IN SQM	33.60	TIME & DATE COMPUTED	08/11/2023 15:00

	PHILIPPINE PESO	CONVERSION
		US DOLLAR
TOTAL CONTRACT PRICE	9,337,547	169,773.58
RESERVATION FEE	50,000	909.09
BUYERS' PROMO	150,000	2,727.27

OPTION	REMARKS	AMOUNT	DUE DATE	
REGULAR PAYMENT		9,337,547	169,773.58	
<i>LESS: BUYER'S PROMO</i>		150,000	2,727.27	
<i>NET OF DISCOUNT</i>		9,187,547	167,046.31	
<i>LESS: RESERVATION FEE</i>		50,000	909.09	
15.00%	36	36,893	MOS 1 TO 36	
85.00%	BALANCE	7,809,415	UPON TURNOVER	
STEP-UP PAYMENT		9,337,547	169,773.58	
<i>NET OF DISCOUNT</i>		9,187,547	167,046.31	
<i>LESS: RESERVATION FEE</i>		50,000	909.09	
2.50%	8	22,461	MOS 1 TO 9	
3.50%	10	32,156	MOS 10 TO 18	
4.00%	9	40,834	MOS 19 TO 27	
5.00%	9	51,042	MOS 28 TO 36	
85.00%	BALANCE	7,809,415	UPON TURNOVER	
INDICATIVE MONTHLY AMORTIZATION RATES (BASED ON 90% BALANCE)				
FINANCING OPTIONS	TERM	AMOUNT (PHP)	CONVERTED	REQUIRED MONTHLY INCOME (PHP)
BANK FINANCING	5 YEARS @ 10% INTEREST	165,926.99	3,016.85	553,089.96
	10 YEARS @ 10% INTEREST	103,201.99	1,876.40	344,006.65
	15 YEARS @ 10% INTEREST	83,920.37	1,525.82	279,734.58
IN-HOUSE FINANCING	5 YEARS @ 18% INTEREST	198,307.81	3,605.60	661,026.04
	10 YEARS @ 19% INTEREST	145,780.19	2,650.55	485,933.96

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.