

ONE TAFT RESIDENCES



Project:

ADDRESS:

AFT AVE. MALATE MANILA

ESTIMATED DATE OF TURNOVER:

on/before May 2022

UNIT TYPE	STUDIO		1-BEDROOM			2-BEDROOM	RAMP PARKING
UNIT NUMBER	2309	2728	2101	1719	2223	3014	440
VIEW	Facing Back	Facing Quirino Taft	Facing Vito Cruz	Facing UN Ave.	Facing Back Cor. Vito Cruz	Facing Back Cor. UN	RAMP PARKING AS IS WHERE IS
AREA IN SQM	19.70	19.66	29.88	30.64	33.73	56.67	

OPTION 1: 10% DOWN PAYMENT SPOTCASH, IN-HOUSE FINANCING, 10 YEARS TERM

GROSS PRICE per unit	₱2,510,831	₱2,438,715	₱3,332,998	₱3,357,658	₱4,140,066	₱7,356,293	₱1,140,000
Additional Discount for Spotcash DP:	₱175,758	₱170,710	₱233,310	₱235,036	₱289,805	₱514,941	₱130,000
TOTAL CASH PRICE	₱2,335,073	₱2,268,005	₱3,099,688	₱3,122,622	₱3,850,261	₱6,841,353	₱1,010,000
DISCOUNT as of today	4%	4%	8%	6%	6%	6%	
NET CASH PRICE:	₱2,241,671	₱2,177,285	₱2,851,713	₱2,935,265	₱3,619,245	₱6,430,871	₱1,010,000
DOWN PAYMENT (10%)	₱224,167	₱217,728	₱285,171	₱293,526	₱361,925	₱643,087	₱101,000
LESS ADDITIONAL DISCOUNT ON DP:	₱22,417	₱21,773	₱28,517	₱29,353	₱36,192	40000	
LESS RESERVATION FEE:	-₱12,000	-₱12,000	-₱12,000	-₱12,000	-₱12,000	-₱12,000	-₱12,000
NET DOWN PAYMENT DUE (due 1 Month after reservation)	₱189,750	₱183,956	₱244,654	₱252,174	₱313,732	₱591,087	₱89,000

NET MONTHLY AMORTIZATION (choose 1)-due 1 mo. After downpayment due date

10 Years to Pay : 1st to 24th Month	₱27,794.00	₱26,996.00	₱35,358.00	₱36,394.00	₱44,873.00	₱79,733.00	₱12,523.00
10 Years to Pay : 25th to 120th Month	₱33,800.00	₱32,829.00	₱42,998.00	₱44,258.00	₱54,570.00	₱96,963.00	₱15,229.00

OPTION 2: 15 MONTHS INSTALLMENT OF 20% DOWN PAYMENT, IN-HOUSE FINANCING, 9 YEARS TERM REMAINING BALANCE

GROSS PRICE per unit	₱2,510,831	₱2,438,715	₱3,332,998	₱3,357,658	₱4,140,066	₱7,356,293	₱1,140,000
DISCOUNT as of today	4%	4%	8%	6%	6%	6%	0%
NET CASH PRICE	₱2,410,398	₱2,341,166	₱3,066,358	₱3,156,199	₱3,891,662	₱6,914,916	₱1,140,000
DOWNPAYMENT (20%)	₱482,080	₱468,233	₱613,272	₱631,240	₱778,332	₱1,382,983	₱228,000
LESS RESERVATION FEE:	-₱12,000	-₱12,000	-₱12,000	-₱12,000	-₱12,000	-₱12,000	-₱12,000
NET DOWN PAYMENT	₱470,080	₱456,233	₱601,272	₱619,240	₱766,332	₱1,370,983	₱216,000
15 Months Installment Downpayment (due on the 14th day after reservation):	₱31,339.00	₱30,416.00	₱40,085.00	₱41,283.00	₱51,089.00	₱91,399.00	₱14,400.00

NET MONTHLY AMORTIZATION (choose 1)-due 15 mos. After downpayment

9 Years to Pay : 1st to 24th Month	₱27,997.00	₱27,192.00	₱35,615.00	₱36,658.00	₱45,200.00	₱80,315.00	₱13,242.00
9 Years to Pay : 25th to 108th Month	₱33,214.00	₱32,260.00	₱42,252.00	₱43,490.00	₱53,624.00	₱95,283.00	₱15,709.00

TITLE TRANSFER: 12 MONTHLY INSTALLMENTS DUE BEFORE LAST MONTHLY AMORTIZATION (POST-DATED CHECK):

TITLE TRANSFER FEE -if 5 yrs below	₱113,091	₱110,849	₱148,298	₱151,076	₱162,871	₱261,220	₱72,837
12 monthly installments	₱9,424	₱9,237	₱12,358	₱12,590	₱13,573	₱21,768	₱6,070
TITLE TRANSFER FEE - if above 5 yrs	₱120,912	₱117,744	₱158,596	₱161,628	₱174,494	₱281,785	₱76,276
12 monthly installments	₱10,076	₱9,812	₱13,216	₱13,469	₱14,541	₱23,482	₱6,356