



SAMPLE PAYMENT COMPUTATION TEMPLATE OCTOBER 2023			
FLOOR	35F	UNIT NUMBER	1
UNIT TYPE	Studio	ORIENTATION & VIEW	Burgundy
FLOOR AREA IN SQM	19.56	TIME & DATE COMPUTED	08/10/2023 12:38

PHILIPPINE PESO

TOTAL CONTRACT PRICE
RESERVATION FEE

5,933,767.00
30,000.00
FULLY FURNISHED

OPTION	REMARKS	AMOUNT	DUE DATE
SPOT CASH		5,933,767	
SPOT	100%	5,933,767	
LESS: RESERVATION FEE		30,000	
LESS: DISCOUNT	20%	967,831	IF WITHIN 30 DAYS
AMOUNT DUE		4,935,936	
2% DOWN PAYMENT IN 3 MONTHS		5,933,767	
LESS: RESERVATION FEE		30,000	
2%	3	29,558	SPREAD IN 3 MONTHS
8%	1	474,701	DISCOUNT UPON LR/LUMP SUM WITHIN 30 DAYS
90%	BALANCE	5,340,390	UPON TURNOVER
INDICATIVE MONTHLY AMORTIZATION RATES (BASED ON 90% BALANCE)			
FINANCING OPTIONS	TERM	AMOUNT (PHP)	REQUIRED MONTHLY INCOME (PHP)
BANK FINANCING	5 YEARS @ 8% INTEREST	108,283.86	360,946.20
	10 YEARS @ 8% INTEREST	64,793.67	215,978.90
	15 YEARS @ 8% INTEREST	51,035.55	170,118.50

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 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 should be made payable to VISTA RESIDENCES INC.