


TALANAI HOMES

"APITONG" MODEL SAMPLE COMPUTAION

 TALANAI HOMES Brgy. Sapang Biabas, Mabalacat City, Pampanga	PAG-IBIG FINANCING	
	END CORNER BLOCK 18 (NON-BATCH UNIT)	
APITONG MODEL		
SINGLE-ATTACHED (70 SQM LOT AREA; 50 SQM FLOOR AREA)		
TOTAL SELLING PRICE	₱	2,282,000.00
10% DOWNPAYMENT APV & LOAN DIFFERENCE	₱	582,000.00
RESERVATION FEE	₱	20,000.00
TOTAL DOWNPAYMENT LESS RF	₱	562,000.00
PROCESSING & MOVE IN FEES	₱	165,330.00
TOTAL EQUITY AND PF/MIF	₱	727,330.00
PAYMENT TERMS:		
6 MOS INSTALLMENT (with 5% disc on DP & LD amounting to P29,100.00)	₱	116,371.67
SPOT PAYMENT (with 9% disc on DP & LD amounting to P52,380.00)	₱	674,950.00
ESTIMATED MONTHLY AMORT. @ 6.375% INT. RATE		
PRINCIPAL BALANCE (ESTIMATED LOANABLE AMOUNT)	₱	1,700,000.00
MONTHLY AMORT: 15YEARS	₱	14,692.26
MONTHLY AMORT: 25YEARS	₱	11,346.09
MONTHLY AMORT: 30YEARS	₱	10,605.79
<i>Note: INSURANCE, WATER & ELECTRIC APPLICATION FEES NOT YET INCLUDED</i>		
SAMPLE COMPUTATION ONLY		



TALANAI HOMES

Brgy. Sapang Biabas, Mabalacat City, Pampanga

PAG-IBIG FINANCING

INNER UNITS

BLOCK 18 (NON-BATCH UNIT)

APITONG MODEL

SINGLE-ATTACHED (65 SQM LOT AREA; 50 SQM FLOOR AREA)

TOTAL SELLING PRICE	₱	2,224,500.00
10% DOWNPAYMENT APV & LOAN DIFFERENCE	₱	524,500.00
RESERVATION FEE	₱	10,000.00
TOTAL DOWNPAYMENT LESS RF	₱	514,500.00
PROCESSING & MOVE IN FEES	₱	161,592.50
TOTAL EQUITY AND PF/MIF	₱	676,092.50
PAYMENT TERMS:		
18 MOS INSTALLMENT	₱	37,560.69
12 MOS INSTALLMENT (with 3% disc on DP & LD amounting to 15,735.00)	₱	55,029.79
6 MOS INSTALLMENT (with 5% disc on DP & LD amounting to P26,225.00)	₱	108,311.25
SPOT PAYMENT (with 9% disc on DP & LD amounting to P47,205.00)	₱	628,887.50
ESTIMATED MONTHLY AMORT. @ 6.375% INT. RATE		
PRINCIPAL BALANCE (ESTIMATED LOANABLE AMOUNT)	₱	1,700,000.00
MONTHLY AMORT: 15YEARS	₱	14,692.26
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APITONG MODEL



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Total: 50sqm



GROUND FLOOR PLAN
24sqm



SECOND FLOOR PLAN
26sqm

ACTUAL PHOTO



ATTENTION

PLEASE PARDON OUR APPEARANCE

WE ARE BUILDING A GREATER

TALANAI HOMES

FOR YOUR FUTURE ENJOYMENT.

