

The Courtyard

by Vista Residences

SAMPLE PAYMENT COMPUTATION TEMPLATE			
APRIL 2021			
FLOOR & UNIT NUMBER	Sample Unit	TOWER	Diana Building
UNIT TYPE	Studio with Balcony	ORIENTATION	Sample Unit
FLOOR AREA IN SQM	23.79	TIME & DATE COMPUTED	4/24/2021 11:53

	CONVERSION	
	PHILIPPINE PESO	US DOLLAR
TOTAL CONTRACT PRICE	4,937,000	102,854.17
RESERVATION FEE	30,000	625.00
BUYERS' PROMO	-	-

OPTION	REMARKS	AMOUNT	DUE DATE
SPOT CASH		4,937,000	102,854.17
LESS: BUYER'S PROMO		-	-
NET OF DISCOUNT		4,937,000	102,854.17
SPOT	100%	4,937,000	102,854.17
LESS: RESERVATION FEE		30,000	625.00
LESS: DISCOUNT		325,368	6,778.49
AMOUNT DUE		4,581,632	95,450.67
IF W/IN 7 DAYS			
LESS: DISCOUNT		244,026	5,083.87
AMOUNT DUE		4,662,974	97,145.30

SPOT DOWN PAYMENT		4,937,000	102,854.17
LESS: BUYER'S PROMO		-	-
NET OF DISCOUNT		4,937,000	102,854.17
SPOT	15%	740,550	15,428.13
LESS: RESERVATION FEE		30,000	625.00
LESS: DISCOUNT		35,074	730.71
AMOUNT DUE		675,476	14,072.42
IF W/IN 30 DAYS			
25%	49	25,189	524.77
MOS 2 TO 31			
60%	BALANCE	2,962,200	61,712.50
UPON TURNOVER			

REGULAR PAYMENT		4,937,000	102,854.17
LESS: BUYER'S PROMO		-	-
NET OF DISCOUNT		4,937,000	102,854.17
LESS: RESERVATION FEE		30,000	625.00
30%	50	29,022	604.63
MOS 1 TO 50			
70%	BALANCE	3,455,900	71,997.92
UPON TURNOVER			

STEP-UP PAYMENT		4,937,000	102,854.17
LESS: BUYER'S PROMO		-	-
NET OF DISCOUNT		4,937,000	102,854.17
LESS: RESERVATION FEE		30,000	625.00
5.5%	12	20,128	419.33
MOS 1 TO 12			
6%	12	24,685	514.27
MOS 13 TO 24			
7.5%	12	30,856	642.84
MOS 25 TO 36			
11%	14	38,791	808.14
MOS 37 TO 50			
70%	BALANCE	3,455,900	71,997.92
UPON TURNOVER			

INDICATIVE MONTHLY AMORTIZATION RATES (BASED ON 70% LA)			
BANK FINANCING	5 YEARS @ 10% INTEREST	73,427.66	1,529.74
	10 YEARS @ 10% INTEREST	45,669.97	951.46
	15 YEARS @ 10% INTEREST	37,137.28	773.69
IN-HOUSE FINANCING	5 YEARS @ 12% INTEREST	76,874.59	1,601.55
	10 YEARS @ 14% INTEREST	53,658.53	1,117.89

THE PREVAILING INTEREST RATE ON THE LOAN APPLICATION DATE WILL BE USED.

IMPORTANT

Above computation is for the purpose of illustration and is subject to availability and change without prior notice.

All payments should be directly payable to Vista Residences, Inc.

Reservation fee is non-refundable and non-transferable.

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.