

DATE: March 26, 2020

CIRCULAR NO.

SAMPLE COMPUTATION

CLIENT'S NAME	:	
PROJECT NAME	:	<u>CENTRO RESIDENCES</u>
UNIT NUMBER	:	<u>8K (FITTED)</u>
TYPE	:	<u>2 BR UNIT</u>
LIVEABLE AREA	:	<u>40.87</u> SQM.
BALCONY AREA	:	<u>0.00</u> SQM.
GROSS AREA	:	<u>40.87</u> SQM.

TOTAL SELLING PRICE	:	₱	<u>4,250,480.00</u>
Less: Promo Discount	:	₱	<u>326,960.00</u>
ROLLBACK PRICE	:	₱	<u>3,923,520.00</u>

Add: Bank Fees	:	3.0%	₱	<u>127,514.40</u>
Add: VAT	:	0.0%	₱	<u>-</u>
Add: Legal & Misc. Fees	:	5.5%	₱	<u>233,776.40</u>

TOTAL CONTRACT PRICE	:	₱	<u>4,284,810.80</u>
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Equity down Payment	:	10.0%	₱	<u>428,481.08</u>
less: Reservaton Fee	:		₱	<u>25,000.00</u>
Net Equity Payment	:		₱	<u>403,481.08</u>

Monthly Equity	:	6.00	₱	<u>67,246.85</u>
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FULL BALANCE (TCP)	:	90.0%	₱	<u>3,856,329.72</u>
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Estimated Monthly Amortization

Term	Interest Rate	Factor Rate	Amount	Income Requirement
5	7.0%	0.01980120	76,359.95	254,533.17
10	7.0%	0.01161085	44,775.26	149,250.86
15	7.0%	0.00898828	34,661.78	115,539.27
20	7.0%	0.00775299	29,898.08	99,660.28

Fixed for five (5) years

Sample Computation for Interest rate is at 7% fixed for five (5) years only

A. Prices are subject to change without prior notice.

B. Bank Fees rates may vary per bank.

HIT DATES:

RESERVATION DATE

1ST TO 5TH
6TH TO 20TH
21ST TO 30TH

EQUITY DATE

EVERY 5TH OF THE MONTH
EVERY 20TH OF THE MONTH
EVERY 30TH OF THE MONTH

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SAMPLE PAYMENT SCHEDULE

CLIENT'S NAME	:	CENTRO RESIDENCES
PROJECT NAME	:	8K (FITTED)
UNIT NUMBER	:	2 BR UNIT
TYPE	:	40.87 SQM.
LIVEABLE AREA	:	- SQM.
BALCONY AREA	:	40.87 SQM.
GROSS AREA	:	

PARTICULARS	SCHEDULE OF PAYMENT	AMOUNT
RESERVATION FEE	03/26/20	₱ 25,000.00
1ST EQUITY PAYMENT	04/30/20	₱ 67,246.85
2nd EQUITY PAYMENT	05/30/20	₱ 67,246.85
3rd EQUITY PAYMENT	06/30/20	₱ 67,246.85
4th EQUITY PAYMENT	07/30/20	₱ 67,246.85
5th EQUITY PAYMENT	08/30/20	₱ 67,246.85
6th EQUITY PAYMENT	09/30/20	₱ 67,246.85
BALANCE	10/30/20	₱ 3,856,329.72
TOTAL AMOUNT		₱ 4,284,810.80