

ANNEX A:

SAMPLE PACKAGE COMPUTATION

SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:	
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	302
TOWER	:	TOWER 2
UNIT TYPE	:	1BR
LIVEABLE AREA	:	25.00 SQM.
BALCONY AREA	:	2.04 SQM.
GROSS AREA	:	27.04 SQM.

TOTAL SELLING PRICE	:	Php3,659,813.43
Less: Promo Discount on TSP	:	
NET SELLING PRICE	:	Php3,659,813.43

Add: VAT	:	12.0%
Add: Legal & Misc. Fees	:	10.0% Php365,981.34

TOTAL CONTRACT PRICE	:	Php4,025,794.77
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Equity down Payment	:	15.0% Php603,869.22
less: Equity Discount	:	
less: Reservation Fee	:	Php20,000.00
Net Equity Payment	:	Php583,869.22

Straight Monthly Equity	:	19 Php30,729.96
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TERMS (STEP UP)		Percentage	No. of Months	Monthly Equity
1st to 6th month	:	25%	6	Php24,327.88
7th to 13th month	:	30%	7	Php25,022.97
14th to 19th month	:	45%	8	Php32,842.64

FULL BALANCE (TCP)	:	85.0% Php3,421,925.56
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BANK FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	8.0%	0.02027639	Php69,384.31	Php210,255.49
10	8.0%	0.01213276	Php41,517.40	Php125,810.30
15	8.0%	0.00955652	Php32,701.70	Php99,096.07
20	8.0%	0.00836440	Php28,622.36	Php86,734.41

PAG-IBIG FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	6.375%	0.01950765	Php66,753.73	Php190,724.95
10	6.375%	0.01129130	Php38,637.99	Php110,394.25
15	6.375%	0.00864250	Php29,574.00	Php84,497.15
20	6.375%	0.00738232	Php25,261.76	Php72,176.46
30	6.375%	0.00623870	Php21,348.36	Php60,995.32

Fixed for five (5) years
Sample Computation for Interest rate is at 6.5% fixed for five (5) years only
A. Prices are subject to change without prior notice.
B. Bank Fees rates may vary per bank.

APPLICABLE PROMO/DISCOUNTS

CIRCULAR NO.	DESCRIPTION	DISCOUNT / PROMO INCLUSION

**Combined Units

Prepared by:

Conformed:

Date:

Date: