

ANNEX A:
SAMPLE PACKAGE COMPUTATION

DATE :	09-Mar-23	PAGE:	1 of 3
--------	-----------	-------	--------

SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:	
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	315
TOWER	:	TOWER 2
UNIT TYPE	:	2BR
LIVEABLE AREA	:	37.50 SQM.
BALCONY AREA	:	2.04 SQM.
GROSS AREA	:	39.54 SQM.

TOTAL SELLING PRICE	:	Php5,146,271.56
Less: Promo Discount on TSP	:	
NET SELLING PRICE	:	Php5,146,271.56

Add: VAT	:	12.0% Php617,552.59
Add: Legal & Misc. Fees	:	10.0% Php514,627.16

TOTAL CONTRACT PRICE	:	Php6,278,451.30
----------------------	---	-----------------

Equity down Payment	:	15.0% Php941,767.70
less: Equity Discount	:	
less: Reservation Fee	:	Php20,000.00
Net Equity Payment	:	Php921,767.70

Straight Monthly Equity	:	19 Php48,514.09
-------------------------	---	-----------------

TERMS (STEP UP)		Percentage	No. of Months	Monthly Equity
1st to 6th month	:	25%	6	Php38,406.99
7th to 13th month	:	30%	7	Php39,504.33
14th to 19th month	:	45%	8	Php51,849.43

FULL BALANCE (TCP)	:	85.0% Php5,336,683.61
--------------------	---	-----------------------

BANK FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	8.0%	0.02027639	Php108,208.70	Php327,905.15
10	8.0%	0.01213276	Php64,748.70	Php196,208.18
15	8.0%	0.00955652	Php51,000.13	Php154,545.84
20	8.0%	0.00836440	Php44,638.16	Php135,267.15

PAG-IBIG FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	6.375%	0.01950765	Php104,106.16	Php297,446.19
10	6.375%	0.01129130	Php60,258.10	Php172,165.99
15	6.375%	0.00864250	Php46,122.31	Php131,778.02
20	6.375%	0.00738232	Php39,397.12	Php112,563.21
30	6.375%	0.00623870	Php33,293.96	Php95,125.61

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:

Date:

Conformed:

Date: