

ANNEX A:

SAMPLE PACKAGE COMPUTATION

SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:	
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	317
TOWER	:	TOWER 2
UNIT TYPE	:	2BR
LIVEABLE AREA	:	37.50 SQM.
BALCONY AREA	:	3.30 SQM.
GROSS AREA	:	40.80 SQM.

TOTAL SELLING PRICE	:		Php5,282,678.10
Less: Promo Discount on TSP	:		
NET SELLING PRICE	:		Php5,282,678.10

Add: VAT	:	12.0%	Php633,921.37
Add: Legal & Misc. Fees	:	10.0%	Php528,267.81

TOTAL CONTRACT PRICE	:		Php6,444,867.29
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Equity down Payment	:	15.0%	Php966,730.09
less: Equity Discount	:		
less: Reservation Fee	:		Php20,000.00
Net Equity Payment	:		Php946,730.09

Straight Monthly Equity	:	19	Php49,827.90
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TERMS (STEP UP)		Percentage	No. of Months	Monthly Equity
1st to 6th month	:	25%	6	Php39,447.09
7th to 13th month	:	30%	7	Php40,574.15
14th to 19th month	:	45%	8	Php53,253.57

FULL BALANCE (TCP)	:	85.0%	Php5,478,137.19
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BANK FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	8.0%	0.02027639	Php111,076.87	Php336,596.57
10	8.0%	0.01213276	Php66,464.92	Php201,408.85
15	8.0%	0.00955652	Php52,351.93	Php158,642.22
20	8.0%	0.00836440	Php45,821.33	Php138,852.53

PAG-IBIG FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	6.375%	0.01950765	Php106,865.59	Php305,330.26
10	6.375%	0.01129130	Php61,855.29	Php176,729.41
15	6.375%	0.00864250	Php47,344.82	Php135,270.92
20	6.375%	0.00738232	Php40,441.38	Php115,546.80
30	6.375%	0.00623870	Php34,176.45	Php97,647.00

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: