

ANNEX A:

SAMPLE PACKAGE COMPUTATION

SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:	
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	321
TOWER	:	TOWER 2
UNIT TYPE	:	1BR
LIVEABLE AREA	:	25.00 SQM.
BALCONY AREA	:	2.04 SQM.
GROSS AREA	:	27.04 SQM.

TOTAL SELLING PRICE	:	Php3,617,375.84
Less: Promo Discount on TSP	:	
NET SELLING PRICE	:	Php3,617,375.84

Add: VAT	:	12.0%
Add: Legal & Misc. Fees	:	10.0% Php361,737.58

TOTAL CONTRACT PRICE	:	Php3,979,113.42
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Equity down Payment	:	15.0% Php596,867.01
less: Equity Discount	:	
less: Reservation Fee	:	Php20,000.00
Net Equity Payment	:	Php576,867.01

Straight Monthly Equity	:	19 Php30,361.42
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TERMS (STEP UP)		Percentage	No. of Months	Monthly Equity
1st to 6th month	:	25%	6	Php24,036.13
7th to 13th month	:	30%	7	Php24,722.87
14th to 19th month	:	45%	8	Php32,448.77

FULL BALANCE (TCP)	:	85.0% Php3,382,246.41
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BANK FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	8.0%	0.02027639	Php68,579.76	Php207,817.46
10	8.0%	0.01213276	Php41,035.98	Php124,351.46
15	8.0%	0.00955652	Php32,322.51	Php97,946.99
20	8.0%	0.00836440	Php28,290.46	Php85,728.68

PAG-IBIG FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	6.375%	0.01950765	Php65,979.68	Php188,513.39
10	6.375%	0.01129130	Php38,189.96	Php109,114.17
15	6.375%	0.00864250	Php29,231.08	Php83,517.36
20	6.375%	0.00738232	Php24,968.84	Php71,339.53
30	6.375%	0.00623870	Php21,100.82	Php60,288.05

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: