

ANNEX A:

SAMPLE PACKAGE COMPUTATION

SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:	
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	520
TOWER	:	TOWER 2
UNIT TYPE	:	2BR
LIVEABLE AREA	:	37.50 SQM.
BALCONY AREA	:	2.04 SQM.
GROSS AREA	:	39.54 SQM.

TOTAL SELLING PRICE	:		Php5,120,898.32
Less: Promo Discount on TSP	:		
NET SELLING PRICE	:		Php5,120,898.32

Add: VAT	:	12.0%	Php614,507.80
Add: Legal & Misc. Fees	:	10.0%	Php512,089.83

TOTAL CONTRACT PRICE	:		Php6,247,495.95
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Equity down Payment	:	15.0%	Php937,124.39
less: Equity Discount	:		
less: Reservation Fee	:		Php20,000.00
Net Equity Payment	:		Php917,124.39

Straight Monthly Equity	:	19	Php48,269.70
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TERMS (STEP UP)		Percentage	No. of Months	Monthly Equity
1st to 6th month	:	25%	6	Php38,213.52
7th to 13th month	:	30%	7	Php39,305.33
14th to 19th month	:	45%	8	Php51,588.25

FULL BALANCE (TCP)	:	85.0%	Php5,310,371.56
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BANK FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	8.0%	0.02027639	Php107,675.19	Php326,288.45
10	8.0%	0.01213276	Php64,429.46	Php195,240.79
15	8.0%	0.00955652	Php50,748.68	Php153,783.87
20	8.0%	0.00836440	Php44,418.08	Php134,600.23

PAG-IBIG FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	6.375%	0.01950765	Php103,592.88	Php295,979.65
10	6.375%	0.01129130	Php59,961.00	Php171,317.14
15	6.375%	0.00864250	Php45,894.91	Php131,128.30
20	6.375%	0.00738232	Php39,202.88	Php112,008.22
30	6.375%	0.00623870	Php33,129.81	Php94,656.60

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: