

ANNEX A:
SAMPLE PACKAGE COMPUTATION

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SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:	
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	829
TOWER	:	TOWER 2
UNIT TYPE	:	1BR
LIVEABLE AREA	:	25.00 SQM.
BALCONY AREA	:	3.30 SQM.
GROSS AREA	:	28.30 SQM.

TOTAL SELLING PRICE	:	Php3,916,088.61
Less: Promo Discount on TSP	:	
NET SELLING PRICE	:	Php3,916,088.61

Add: VAT	:	12.0%
Add: Legal & Misc. Fees	:	10.0% Php391,608.86

TOTAL CONTRACT PRICE	:	Php4,307,697.47
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Equity down Payment	:	15.0% Php646,154.62
less: Equity Discount	:	
less: Reservation Fee	:	Php20,000.00
Net Equity Payment	:	Php626,154.62

Straight Monthly Equity	:	19 Php32,955.51
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TERMS (STEP UP)		Percentage	No. of Months	Monthly Equity
1st to 6th month	:	25%	6	Php26,089.78
7th to 13th month	:	30%	7	Php26,835.20
14th to 19th month	:	45%	8	Php35,221.20

FULL BALANCE (TCP)	:	85.0% Php3,661,542.85
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BANK FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	8.0%	0.02027639	Php74,242.89	Php224,978.44
10	8.0%	0.01213276	Php44,424.62	Php134,620.06
15	8.0%	0.00955652	Php34,991.61	Php106,035.18
20	8.0%	0.00836440	Php30,626.61	Php92,807.91

PAG-IBIG FINANCING				
Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	6.375%	0.01950765	Php71,428.10	Php204,080.29
10	6.375%	0.01129130	Php41,343.58	Php118,124.51
15	6.375%	0.00864250	Php31,644.90	Php90,413.99
20	6.375%	0.00738232	Php27,030.69	Php77,230.55
30	6.375%	0.00623870	Php22,843.26	Php65,266.47

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: