



House Model	ARIELLE EU	MARTHA EU	EZABELLE	RAVENA IU	MIKA SF	MIKA SF	DANA SF
Block & Lot	Ph1A 003-0026	Ph1 003-0014	Ph1 008-0008	Ph1 004-0038	Ph1 004-0017	Ph1 004-0024	Ph1A 009-0012
Floor Area	36	46	46	40	46	46	85
Lot Area	94	78	78	40	161	95	142
SPOT CASH							
TOTAL CONTRACT PRICE	4,837,400.00	4,766,000.00	4,273,875.00	2,941,700.00	7,950,625.00	5,361,875.00	8,357,250.00
RESERVATION FEE	20,000.00	20,000.00	20,000.00	15,000.00	30,000.00	30,000.00	50,000.00
SPOT DISCOUNT (18%)	870,732.00	857,880.00	769,297.50	529,506.00	1,431,112.50	965,137.50	1,504,305.00
Spot within 30 days from RS	3,946,668.00	3,888,120.00	3,484,577.50	2,397,194.00	6,489,512.50	4,366,737.50	6,802,945.00
SPOT 10% DOWNPAYMENT & GET 15% DISCOUNT UPON LOAN RELEASED, 75% LOANABLE							
TOTAL CONTRACT PRICE	4,837,400.00	4,766,000.00	4,273,875.00	2,941,700.00	7,950,625.00	5,361,875.00	8,357,250.00
Total Downpayment (25%)	1,209,350.00	1,191,500.00	1,068,468.75	735,425.00	1,987,656.25	1,340,468.75	2,089,312.50
Less: 15% LR DISCOUNT	725,610.00	714,900.00	641,081.25	441,255.00	1,192,593.75	804,281.25	1,253,587.50
LESS: Reservation Fee	20,000.00	20,000.00	20,000.00	15,000.00	30,000.00	30,000.00	50,000.00
SPOT DP AFTER 30 DAYS FROM RS	463,740.00	456,600.00	407,387.50	279,170.00	765,062.50	506,187.50	785,725.00
75% Loanable Amount	3,628,050.00	3,574,500.00	3,205,406.25	2,206,275.00	5,962,968.75	4,021,406.25	6,267,937.50
BANK FINANCING							
20 years	30,346.46	29,898.55	26,811.30	18,454.17	49,876.66	33,636.65	52,427.54
15 years	34,671.54	34,159.78	30,632.53	21,084.31	56,985.24	38,430.65	59,899.68
10 years	44,018.26	43,368.55	38,890.42	26,768.20	72,347.27	48,790.75	76,047.38
5 years	73,563.77	72,477.97	64,994.08	44,735.30	120,907.51	81,539.62	127,091.17
	101,154.88	99,661.83	89,371.01	61,513.89	166,255.53	112,122.18	174,758.47
5% downpayment in 6 months with 5% discount upon LR, 90% Loanable							
TOTAL CONTRACT PRICE	4,837,400.00	4,766,000.00	4,766,000.00	2,941,700.00	7,950,625.00	5,361,875.00	8,357,250.00
Total Downpayment (10%)	483,740.00	476,600.00	476,600.00	294,170.00	795,062.50	536,187.50	835,725.00
Less: 5% LR DISCOUNT	241,870.00	238,300.00	238,300.00	147,085.00	397,531.25	268,093.75	417,862.50
Net Downpayment (5 %)	241,870.00	238,300.00	238,300.00	147,085.00	397,531.25	268,093.75	417,862.50
LESS: Reservation Fee	20,000.00	20,000.00	20,000.00	15,000.00	30,000.00	30,000.00	50,000.00
Monthly Downpayment in 6 months	36,978.33	36,383.33	36,383.33	22,014.17	61,255.21	39,682.29	61,310.42
90% Loanable Amount	4,353,660.00	4,289,400.00	4,289,400.00	2,647,530.00	7,155,562.50	4,825,687.50	7,521,525.00
BANK FINANCING							
20 years	36,415.76	35,878.26	35,878.26	22,145.00	59,851.99	40,363.98	62,913.05
15 years	41,605.84	40,991.74	40,991.74	25,301.18	68,382.28	46,116.78	71,879.61
10 years	52,821.91	52,042.26	52,042.26	32,121.84	86,816.72	58,548.91	91,256.85
5 years	88,276.53	86,973.57	86,973.57	53,682.36	145,089.01	97,847.54	152,509.41
	121,385.86	119,594.20	119,594.20	73,816.67	199,506.64	134,546.61	209,710.16



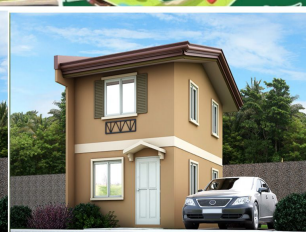
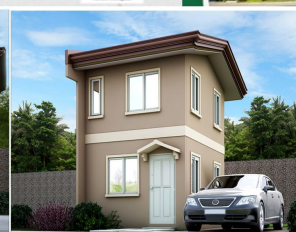
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**PRESELLING - PHASE 1 LESSANDRA
SERIES PRICELIST
AS OF JANUARY 4, 2024**



House Model	RAVENA IU	RAVENA EU	REVA SF	MIKA SF
Floor Area	40	40	40	46
Lot Area	40	60	60	66
TOTAL CONTRACT PRICE	3,028,145.00	4,131,250.00	4,280,000.00	4,586,063.00
10% Downpayment	302,814.50	413,125.00	428,000.00	458,606.30
Reservation Fee	15,000.00	20,000.00	20,000.00	20,000.00
24 Months Downpayment	11,992.27	16,380.21	17,000.00	18,275.26
2.5% LR Discount	75,703.63	103,281.25	107,000.00	114,651.58
87.5% Loanable Amount	2,649,626.88	3,614,843.75	3,745,000.00	4,012,805.13
BANK FINANCING				
20 years @ 8%	22,162.54	30,236.00	31,324.68	33,564.71
15 years @ 8%	25,321.21	34,545.33	35,789.17	38,348.46
10 years @ 8%	32,147.29	43,858.03	45,437.18	48,686.40
5 years @ 8%	53,724.88	73,296.00	75,935.10	81,365.22
INHOUSE FINANCING				
15 years @ 16%	38,915.09	53,091.24	55,002.84	58,936.10
10 years @ 14%	41,139.81	56,126.39	58,147.28	62,305.39
5 years @ 12%	58,939.49	80,410.20	83,305.46	89,262.63
DEFERRED CASH				
24 Months @ 0% Interest	125,547.71	171,302.08	177,500.00	190,252.63

NOTE:

1. Reservation Fee is part of the Downpayment and is Non-transferable and Non-Refundable
2. All payments must be paid directly to Camella Negros Oriental. No agent is allowed to collect payments. All checks must be payable to Communities Negros, Inc.
3. All required documents must be submitted within maximum of 60 days from date of reservation for early processing and Credit Approval
4. Total Contract Price included Miscellaneous Customer Charges. It does not however include MRI and FI premiums.

DISCLAIMER: THE DEVELOPER RESERVES THE RIGHT TO CORRECT ERRORS IN THIS COMPUTATION SHEET.

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PRESELLING - PHASE 1A CAMELLA SERIES AS OF JANUARY 4, 2024



House Model	BELLA SF	CARA SF	DANI SF	FREYA SF	GRETA SD
Floor Area	53	66	83	142	166
Lot Area	99	99	99	198	198
TOTAL CONTRACT PRICE	5,986,859.00	6,389,825.00	7,082,121.00	12,114,077.00	12,681,231.00
15% Downpayment	898,028.85	958,473.75	1,062,318.15	1,817,111.55	1,902,184.65
Reservation Fee	30,000.00	30,000.00	30,000.00	60,000.00	60,000.00
24 Months Downpayment	36,167.87	38,686.41	43,013.26	73,212.98	76,757.69
85% Loanable Amount	5,088,830.15	5,431,351.25	6,019,802.85	10,296,965.45	10,779,046.35
BANK FINANCING					
20 years	42,565.01	45,430.00	50,352.04	86,127.94	90,160.26
15 years	48,631.51	51,904.82	57,528.37	98,403.16	103,010.18
10 years	61,741.55	65,897.28	73,036.82	124,930.60	130,779.58
5 years	103,183.13	110,128.22	122,059.90	208,785.33	218,560.19
INHOUSE FINANCING					
15 years @ 16%	74,739.69	79,770.30	88,412.89	151,231.61	158,311.93
10 years @ 14%	79,012.45	84,330.65	93,467.33	159,877.31	167,362.41
5 years @ 12%	113,198.22	120,817.41	133,907.19	229,050.31	239,773.93
DEFERRED CASH					
24 Months @ 0% Interest	248,202.46	264,992.71	293,838.38	502,253.21	525,884.63

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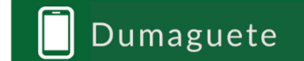
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**PRESELLING - PHASE 1A L-SERIES
PRICELIST AS OF JANUARY 4, 2024**



House Model	ARIELLE IU	ARIELLE EU	CRISELLE SF	EZABELLE SF
Floor Area	36	36	40	46
Lot Area	40	62	74	60
TOTAL CONTRACT PRICE	2,939,570.00	3,523,758.00	4,622,850.00	4,161,375.00
10% Downpayment	293,957.00	352,375.80	462,285.00	416,137.50
Reservation Fee	15,000.00	20,000.00	20,000.00	20,000.00
24 Months Downpayment	11,623.21	13,848.99	18,428.54	16,505.73
2.5% LR Discount	73,489.25	88,093.95	115,571.25	104,034.38
87.5% Loanable Amount	2,572,123.75	3,083,288.25	4,044,993.75	3,641,203.13
BANK FINANCING				
20 years @ 8%	21,514.27	25,789.86	33,833.95	30,456.48
15 years @ 8%	24,580.55	29,465.51	38,656.07	34,797.23
10 years @ 8%	31,206.96	37,408.79	49,076.94	44,177.84
5 years @ 8%	52,153.40	62,517.97	82,017.89	73,830.47
INHOUSE FINANCING				
15 years @ 16%	37,776.80	45,284.28	59,408.85	53,478.38
10 years @ 14%	39,936.45	47,873.12	62,805.18	56,535.66
5 years @ 12%	57,215.47	68,586.04	89,978.65	80,996.55
DEFERRED CASH				
24 Months @ 0% Interest	121,857.08	145,989.92	191,785.42	172,557.29

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