



CLIENT NAME SAMPLE COMPUTATION
 ADDRESS _____
 CONTACT NO. _____
 DATE RESERVED _____

PROJECT CITY HOMES MINGLANILLA
 UNIT NO. P03-B02-22 UNIT AREA 42.13 SQM
 UNIT TYPE 2 BEDROOM w/ Exclusive lawn and parking area
 ORIENTATION SOUTHWEST
 AGENT _____

PAYMENT TERMS			
			<i>Amount</i>
List price		PHP	4,794,812.55
Add VAT	12.00%		575,377.51
Gross selling price		PHP	<u>5,370,190.06</u>
Spot payment	0.00%	PHP	-
Deferred payment			
Reservation fee		PHP	20,000.00
Months 1 - 12			16,000.00
Months 13 - 24			18,000.00
Months 25 - 30			23,000.00
Transfer charges	6.00%	PHP	322,211.40
Move-in fees	2.00%		107,403.80
Remaining balance	89.46%	PHP	4,804,190.06

Payment Schedule				
		<i>Date</i>		<i>Amount</i>
Deferred payments for 30 months				
Month				
1		OCT 2023	PHP	16,000.00
2		NOV 2023		16,000.00
3		DEC 2023		16,000.00
4		JAN 2024		16,000.00
5		FEB 2024		16,000.00
6		MAR 2024		16,000.00
7		APR 2024		16,000.00
8		MAY 2024		16,000.00
9		JUN 2024		16,000.00
10		JUL 2024		16,000.00
11		AUG 2024		16,000.00
12		SEP 2024		16,000.00
13		OCT 2024		18,000.00
14		NOV 2024		18,000.00
15		DEC 2024		18,000.00
16		JAN 2025		18,000.00
17		FEB 2025		18,000.00
18		MAR 2025		18,000.00
19		APR 2025		18,000.00
20		MAY 2025		18,000.00
21		JUN 2025		18,000.00
22		JUL 2025		18,000.00
23		AUG 2025		18,000.00
24		SEP 2025		18,000.00
25		OCT 2025		23,000.00
Move-in fees		OCT 2025		107,403.80
26		NOV 2025		23,000.00
27		DEC 2025		23,000.00
28		JAN 2026		23,000.00
29		FEB 2026		23,000.00
30		MAR 2026		23,000.00
Transfer charges		APR 2026	PHP	322,211.40
Remaining balance		APR 2026	PHP	4,804,190.06

Please make all cheques payable to:

GRAND LAND, INC.

Notes:

- Reservation fee is nonrefundable and nontransferable. Failure to submit all documentary requirements, including post-dated checks to cover all payments due, within 30 days will automatically cancel the reservation.
- Only local checks will be accepted. Foreign currency denominated cash payments are accepted for spot or down payments only and will be credited to the Buyer's account as converted to Philippine Peso based on depository bank's rate on the date deposited/cleared.
- All amounts due must be paid on or before its respective due date without the need for demand or notification. Late payments are subject to penalty at the rate stipulated in the Reservation Agreement/Contract to Sell. Payments received will first be applied to any penalties before applying to principal amount due.
- Request for check pullout or hold payment must be made at least two weeks in advance for us to communicate with our warehousing banks. Any payment delay will be subject to abovementioned penalty.
- Any bank charges and fees arising from the Buyer's mode of payment, including but not limited to credit/debit card payments, wire transfers, foreign currency payments and pulled-out or returned checks (NSF/DAIF/DAUD) shall exclusively be for the Buyer's account. Any adjustments arising therefrom shall be reconciled upon final payment.
- Transfer charges and Move-in fees must be settled prior to turnover date. Transfer charges does not include notarization and annotation fees of the Deed of Assignment and Loan Mortgage Agreement and other incidental expenses, such as documentary stamp taxes on the LMA, incurred in case the balance is paid through HDMF/PAG-IBIG loan.
- Transfer charges and taxes, including VAT and real property tax, are subject to change based on prevailing government regulations. Any increase in the amount payable due to an upward adjustment shall be exclusively for the Buyer's account.
- GRAND LAND, INC. reserves the right to correct all errors in the computation sheet or withdraw this offer.

Prepared by:

Checked by:

Verified by:

Conformed:

SAMPLE COMPUTATION

Date prepared: 1-Sep-23



MAIN OFFICE | MJ Cuenco Avenue, cor. Holy Name St., Mabolo, Cebu City 6000
 GRAND RESIDENCES SHOWROOM | Gov. M. Cuenco Avenue (Banilad Road), Kasambagan, Cebu City
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 Mobile Nos.: 09064735888 | 09183029999

REF: PL- SERIES2023-01|PS; STD PERIOD: 06.01-30.2023 EXTENDED