



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			
		Amount	
List price		PHP	4,794,812.55
Add VAT	12.00%		575,377.51
Gross selling price		PHP	5,370,190.06
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					
		Date		Amount	
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
Tel. Nos.: (032) 4127999 | (032) 4127908 | (032) 2607777 | (032) 2603230
Mobile Nos.: 09064735888 | 09183029999

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