

CLIENT NAME **SAMPLE COMPUTATION**
 ADDRESS **"THIS IS AN ESTIMATE ONLY & SUBJECT TO
 FINAL PRICE ON ACTUAL UNIT"**
 CONTACT NO. _____
 DATE RESERVED _____

PROJECT **GRAND RESIDENCES - NORTH TOWER A**
 UNIT NO. **3319** UNIT AREA **59.00 SQM**
 UNIT TYPE **2 BEDROOM W/ BALCONY**
 ORIENTATION **SOUTHWEST/ CORNER**
 AGENT _____

PAYMENT TERMS			
		Amount	
List price		PHP	10,905,191.69
Add VAT	12.00%		1,308,623.00
Gross selling price		PHP	12,213,814.69
Down payment	0.00%	PHP	159,000.00
Move-in fees	2.00%		244,276.29
Reservation fee		PHP	20,000.00
Deferred payment	7.81%		
Months 1 - 18			53,000.00
Transfer charges	6.00%		732,828.88
Remaining balance	90.72%	PHP	11,080,814.69

Payment Schedule				
SPOT PAYMENT	Date		Amount	
Down payment			PHP	159,000.00
Move-in fees			PHP	244,276.29
Downpayment due	OCT		2023	PHP 403,276.29
Deferred payments for 18 months				
1	NOV		2023	53,000.00
2	DEC		2023	53,000.00
3	JAN		2024	53,000.00
4	FEB		2024	53,000.00
5	MAR		2024	53,000.00
6	APR		2024	53,000.00
7	MAY		2024	53,000.00
8	JUN		2024	53,000.00
9	JUL		2024	53,000.00
10	AUG		2024	53,000.00
11	SEP		2024	53,000.00
12	OCT		2024	53,000.00
13	NOV		2024	53,000.00
14	DEC		2024	53,000.00
15	JAN		2025	53,000.00
16	FEB		2025	53,000.00
17	MAR		2025	53,000.00
18	APR		2025	53,000.00
Transfer charges	MAY		2025	PHP 732,828.88
Remaining balance	MAY	0	2025	PHP 11,080,814.69

Please make all cheques payable to:

SHOGUN MANAGEMENT AND DEVELOPMENT CORP.

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.
- Unit buyer must accept the unit once ready and pay the move-in fees.

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: 09.01-12.31.2023