



Sample Computation-MTS House & Lot-EXCLUSIVE FOR RCBC BANK ONLY

Client's Name:					House Unit Code		Reservation Date:	
House Model:	ELYSIA	FLOOR AREA:	117.53	ELYSIA-BLK1-LOT1		January 18, 2024		
Block #:	1	LOT AREA:	168	<u>AVAILABLE</u>				
Lot #:	1							
Payment Terms	ZERO DP SCHEME	Deffered Cash-6 Months	50% Spot - 50% in 5mos	20% in 6mos - 80% Bank Financing	10% in 6mos - 90% Bank Financing	MONTHS	PAYMENT SCHEDULE	
Selling Price:	8,455,929.45	8,455,929.45	8,455,929.45	8,455,929.45	8,455,929.45			
Standard Discount:				-	-			
Additional Discount:	-	-	-	-	-			
TSP Net of Discount:	8,455,929.45	8,455,929.45	8,455,929.45	8,455,929.45	8,455,929.45			
Transfer Fee:	676,474.36	676,474.36	676,474.36	676,474.36	676,474.36			
VAT:	1,014,711.53	1,014,711.53	1,014,711.53	1,014,711.53	1,014,711.53			
Total Contract Price:	10,147,115.34	10,147,115.34	10,147,115.34	10,147,115.34	10,147,115.34			
Reservation Fee	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00		January 18, 2024	
Monthly Amortization	10,112,115.34	1,685,352.56	5,038,557.67	332,403.84	163,285.26	1	February 18, 2024	
		1,685,352.56	1,014,711.53	332,403.84	163,285.26	2	March 18, 2024	
		1,685,352.56	1,014,711.53	332,403.84	163,285.26	3	April 18, 2024	
		1,685,352.56	1,014,711.53	332,403.84	163,285.26	4	May 18, 2024	
		1,685,352.56	1,014,711.53	332,403.84	163,285.26	5	June 18, 2024	
		1,685,352.56	1,014,711.53	332,403.84	163,285.26	6	July 18, 2024	
Turnover Balance		-	-	8,117,692.27	9,132,403.81		August 18, 2024	
		-	-	0.80	0.90			
ESTIMATED BANK LOAN AMORTIZATION - 90% balance								
INTEREST RATE	10 YEARS	MONTHLY INCOME REQUIRED	MONTHLY INCOME REQUIRED					
5.50%	99,110.58	330,368.60	248,731.20					
6.00%	101,388.41	337,961.35	256,881.38					
6.50%	103,696.60	345,655.33	265,176.81					
7.00%	106,034.95	353,449.84	273,615.42					

Important Notes:

- Reservation fee of is non-transferable/non-refundable.
- Units with prices more than **P3,199,200.00** are subject to VAT. Penalties will apply for late payments.
- Bank Financing/HDMF Financing are subject to the approval of the respective institution.
- Prices and terms are subject to change without prior notice.
- No broker or agent is authorized to receive or issue receipts for payments in behalf of the developer
- Please make checks payable to **Juanito King & Sons, Inc.**
- The Developer shall reserve the right to correct figures / typographical errors

Prepared By:

Broker Sales Officer

Acknowledged By:

Clients Name and Signature