



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-BLK3-LOT5		January 18, 2024		
Block #:	3	LOT AREA:	199	<u>AVAILABLE</u>				
Lot #:	5							
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:	9,613,586.46	9,613,586.46	9,613,586.46	9,613,586.46	9,613,586.46			
Standard Discount:				-	-			
Additional Discount:	-	-	-	-	-			
TSP Net of Discount:	9,613,586.46	9,613,586.46	9,613,586.46	9,613,586.46	9,613,586.46			
Transfer Fee	769,086.92	769,086.92	769,086.92	769,086.92	769,086.92			
VAT:	1,153,630.38	1,153,630.38	1,153,630.38	1,153,630.38	1,153,630.38			
Total Contract Price:	<b>11,536,303.75</b>	<b>11,536,303.75</b>	<b>11,536,303.75</b>	<b>11,536,303.75</b>	<b>11,536,303.75</b>			
Reservation Fee	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00		January 18, 2024	
Monthly Amortization	11,501,303.75	1,916,883.96	5,733,151.88	378,710.13	186,438.40	1	February 18, 2024	
		1,916,883.96	1,153,630.38	378,710.13	186,438.40	2	March 18, 2024	
		1,916,883.96	1,153,630.38	378,710.13	186,438.40	3	April 18, 2024	
		1,916,883.96	1,153,630.38	378,710.13	186,438.40	4	May 18, 2024	
		1,916,883.96	1,153,630.38	378,710.13	186,438.40	5	June 18, 2024	
		1,916,883.96	1,153,630.38	378,710.13	186,438.40	6	July 18, 2024	
Turnover Balance		-	-	<b>9,229,043.00</b>	<b>10,382,673.38</b>		August 18, 2024	
				<b>0.80</b>	<b>0.90</b>			
<b>ESTIMATED BANK LOAN AMORTIZATION - 90% balance</b>								
INTEREST RATE	10 YEARS	MONTHLY INCOME REQUIRED	MONTHLY INCOME REQUIRED					
5.50%	112,679.29	375,597.63	282,783.69					
6.00%	115,268.96	384,229.87	292,049.66					
6.50%	117,893.16	392,977.19	301,480.78					
7.00%	120,551.64	401,838.81	311,074.68					

**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:

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Broker Sales Officer

Acknowledged By:

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Clients Name and Signature