KENSINGTON PLACE

CLS PROPERTIES INC.

KENSINGTON PLACE

A. PURCHASE DETAILS

Month: _____ Day: _____ Year: _____

Buyer's Name: _____

House & Lot Description:

Block No.:	6
Lot No.:	2
Lot Area:	130 SQ.M.
Floor Area:	95.78 SQ.M.
Model:	MANUEL (RFO)

B. PAYMENT TERM:

TOTAL CONTRACT PRICE	**5,328,838.24**
Loanable Amount (BANK FINANCING 80%)	4,263,070.59
Equity	1,065,767.65
Less: Reservation Fee	50,000.00
Net Equity	1,015,767.65

Monthly Amortization

3 months	*338,589.22*
6 months	*169,294.61*

NOTE: In the event that the housing loan has been approved before the contracted 3-6 months for equity payment, the BUYER undertakes to replace with CASH all postdated checks which have not yet cleared representing the balance of the equity portion.

Other Payments:

One time Membership Association Fee	*2,500.00*
Real Property Tax(lot)	*for computation*
Real Property Tax(Bldg.)	*for computation*
Monthly Dues	*P12.00/sq.m*
Bank Fees	*3-5% of total loan amount*

Utilities:

PALECO Bill Deposit (estimate)	*for computation*

DOWN PAYMENT

PROJECT PAYMENT SCHEDULE

Schedule	Date Due	Payment Due

Monthly Bank Amortization (fixed rate of 9.50% for 3 years) - ESTIMATED

	Amortization / month		*Income required / mo.*
5 YEARS	89,532.42		358,129.67
10 YEARS	55,163.09		220,652.37
15 YEARS	44,516.04		178,064.14

Prepared by: _____

Approved By: _____

Conforme: _____

Buyer's Name

1. Real Estate Tax (Lot & Bldg.) and Monthly Dues are not included in the Computation and are considered as separate fees.

2. Post Dated Checks are to be submitted to CLS Properties Inc. Office, covering the Total Contract Price, thirty (30) days after the reservation.

3. Reservation fee is non-refundable and non-transferrable. 4. Prices are subject to change without prior notice. 5. The management reserves the right to correct typographical errors.

******THIS COMPUTATION IS VALID ONLY UNTIL JULY 31, 2025******

KENSINGTON PLACE

CLS PROPERTIES INC.

KENSINGTON PLACE

A. PURCHASE DETAILS

Month: _____ Day: _____ Year: _____

Buyer's Name: _____

House & Lot Description:

Block No.:	6
Lot No.:	2
Lot Area:	130 SQ.M.
Floor Area:	95.78 SQ.M.
Model:	MANUEL

B. PAYMENT TERM: RENT-TO-OWN

TOTAL CONTRACT PRICE	**5,124,838.24**
Loanable Amount (BANK FINANCING 80%)	4,099,870.59
Equity	1,024,967.65
Less: Downpayment	200,000.00
Net Equity	824,967.65
Monthly Amortization	
14 months	*50,411.98*

Other Payments:

One time Membership Association Fee	*2,500.00*
Real Property Tax(lot)	*for computation*
Real Property Tax(Bldg.)	*for computation*
Monthly Dues	*P12.00/sq.m*
Bank Fees	*3-5% of total loan amount*

Utilities:

PALECO Bill Deposit (estimate)	*for computation*

DOWN PAYMENT

PROJECT PAYMENT SCHEDULE

Schedule	Date Due	Payment Due
DP		200,000.00
1ST EQUITY		50,411.98
2ND EQUITY		50,411.98
3RD EQUITY		50,411.98
4TH EQUITY		50,411.98
5th EQUITY		50,411.98
6th EQUITY		50,411.98
7th EQUITY		50,411.98
8th EQUITY		50,411.98
9th EQUITY		50,411.98
10th EQUITY		50,411.98
11th EQUITY		50,411.98
12th EQUITY		50,411.98
13th EQUITY		50,411.98
14th EQUITY		50,411.91
TOTAL		905,767.65

Monthly Bank Amortization (fixed rate of 9.50% for 3 years) - ESTIMATED

	Amortization / month		*Income required / mo.*
5 YEARS	86,104.91		344,419.65
10 YEARS	53,051.32		212,205.30
15 YEARS	42,811.86		171,247.44

Prepared by: Approved By: Conforme:

_____ _____ _____

Buyer's Name

1. Move-in Fees, Real Estate Tax (Lot & Bldg.) and Monthly Dues are not included in the Computation and are considered as separate fees.
2. Post Dated Checks are to be submitted to CLS Properties, Inc. Covering the Total Contract Price, thirty (30) days after the reservation.

******THIS COMPUTATION IS VALID ONLY UNTIL JANUARY 31, 2025******