SAMPLE COMPUTATION



Project:	**SONRISA GARDENS**
Tower:	**1**
Level:	**2**
Unit:	**19**
Unit Type :	**2 BR**
Area:	**42sqm**

		NON-RFO
Selling Price :		**7,644,000.00**
Less: Office Sale discount	*0.00%*	
Net Selling Price		7,644,000.00
Less: Loyalty Discount	*0.00%*	0.00
Net Selling Price:		7,644,000.00
Less: Commission Discount	*0.00%*	0.00
Net Selling Price:		7,644,000.00
Add: Misc Fee	*8.00%*	611,520.00
VAT	*12.00%*	917,280.00
Total Contract Price		**9,172,800.00**
Downpayment	**20%**	1,834,560.00
	Less: Reservation Fee	30,000.00
Net Downpayment		1,804,560.00
Loanable Amount/ Remaining Balance	**80%**	7,338,240.00

OPTION 1:	*60 mos.*	**30,076.00**
	Monthly DP (Straight)	
OPTION 2: STEP-UP	*1-12 mos (3%)*	**20,432.00**
	13-24 mos (3.25%)	**24,843.00**
	25-36 mos (4%)	**30,576.00**
	37-48 mos (4.5%)	**34,398.00**
	49-60 mos (5.25%)	**40,131.00**
OPTION 3: STEP-UP BALLOON	*1-11 mos (2%)*	**13,950.55**
	13-23 mos (2.25%)	**18,762.55**
	25-35 mos (3%)	**25,016.73**
	37-47 mos (4%)	**33,355.64**
	49-59mos (4.75%)	**39,609.82**
	month (4% Balloon payments)	**73,382.40**
Mortgage Redemption Insurance (MRI)	Premium	34,285.50
	Monthly	2,857.13

Bank Financing (8 % pa, for idea purposes only)		**Monthly Amortization**
10 years	0.01213276	89,033.10
15 years	0.00955652	70,128.04
20 years	0.0083644	61,379.97

In- House Finanacing		**Monthly Amortization**
5 years (15%)	0.023789930	174,576.22
10 years (15%)	0.016133496	118,391.46

*intertest rate will be based on prevailing housing loan rate at the time of bank financing application; subject to yearly re-pricing..

**DP is due & demandable upon unit turnover

**No stop payment, thus, if will opt to pay balance in bank financing, loan application should be submitted 3-4 months before the last DP schedule for bank processing

**I agree to undergo Inhouse Financing until Loan Take out

BUYER'S SIGNATURE OVER PRINTED NAME