SAMPLE COMPUTATION



Project:	**SONRISA GARDENS**
Tower:	**1**
Level:	**2**
Unit:	**26**
Unit Type :	**STUDIO**
Area:	**28 sqm**

		NON-RFO
Selling Price :		5,068,000.00
Less: Office Sale discount	*0.00%*	
Net Selling Price		5,068,000.00
Less: Loyalty Discount	*0.00%*	0.00
Net Selling Price:		5,068,000.00
Less: Commission Discount	*0.00%*	0.00
Net Selling Price:		5,068,000.00
Add: Misc Fee	*8.00%*	405,440.00
VAT	*12.00%*	608,160.00
Total Contract Price		**6,081,600.00**
Downpayment	**20%**	1,216,320.00
	Less: Reservation Fee	20,000.00
Net Downpayment		1,196,320.00
Loanable Amount/ Remaining Balance	**80%**	4,865,280.00

OPTION 1:	*60 mos.*	**19,938.67**
	Monthly DP (Straight)	
OPTION 2: STEP-UP	*1-12 mos (3%)*	**13,537.33**
	13-24 mos (3.25%)	**16,471.00**
	25-36 mos (4%)	**20,272.00**
	37-48 mos (4.5%)	**22,806.00**
	49-60 mos (5.25%)	**26,607.00**
OPTION 3: STEP-UP BALLOON	*1-11 mos (2%)*	**9,239.27**
	13-23 mos (2.25%)	**12,439.64**
	25-35 mos (3%)	**16,586.18**
	37-47 mos (4%)	**22,114.91**
	49-59mos (4.75%)	**26,261.45**
	month (4% Balloon payments)	**48,652.80**
Mortgage Redemption Insurance (MRI)	Premium	22,731.00
	Monthly	1,894.25

Bank Financing (8 % pa, for idea purposes only)		**Monthly Amortization**
10 years	0.01213276	59,029.27
15 years	0.00955652	46,495.15
20 years	0.0083644	40,695.15

In- House Finanacing		**Monthly Amortization**
5 years (15%)	0.023789930	115,744.67
10 years (15%)	0.016133496	78,493.97

*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