SAMPLE COMPUTATION

SUNTRUST

Project:	**SONRISA GARDENS**
Tower:	**2**
Level:	**2**
Unit:	**16**
Unit Type :	**1 BR**
Area:	**32 sqm**

		NON-RFO
Selling Price :		5,632,000.00
Less: Office Sale discount	*0.00%*	
Net Selling Price		5,632,000.00
Less: Loyalty Discount	*0.00%*	0.00
Net Selling Price:		5,632,000.00
Less: Commission Discount	*0.00%*	0.00
Net Selling Price:		5,632,000.00
Add: Misc Fee	*8.00%*	450,560.00
VAT	*12.00%*	675,840.00
Total Contract Price		**6,758,400.00**
Downpayment	**20%**	1,351,680.00
	Less: Reservation Fee	20,000.00
Net Downpayment		1,331,680.00
Loanable Amount/ Remaining Balance	**80%**	5,406,720.00

OPTION 1:		
	60 mos.	**22,194.67**
	Monthly DP (Straight)	
OPTION 2: STEP-UP	*1-12 mos (3%)*	**15,229.33**
	13-24 mos (3.25%)	**18,304.00**
	25-36 mos (4%)	**22,528.00**
	37-48 mos (4.5%)	**25,344.00**
	49-60 mos (5.25%)	**29,568.00**
OPTION 3: STEP-UP BALLOON	*1-11 mos (2%)*	**10,469.82**
	13-23 mos (2.25%)	**13,824.00**
	25-35 mos (3%)	**18,432.00**
	37-47 mos (4%)	**24,576.00**
	49-59mos (4.75%)	**29,184.00**
	month (4% Balloon payments)	**54,067.20**
Mortgage Redemption Insurance (MRI)	Premium	25,269.00
	Monthly	2,105.75

Bank Financing (8 % pa, for idea purposes only)		**Monthly Amortization**
10 years	0.01213276	65,598.44
15 years	0.00955652	51,669.43
20 years	0.0083644	45,223.97

In- House Finanacing		**Monthly Amortization**
5 years (15%)	0.023789930	128,625.49
10 years (15%)	0.016133496	87,229.29

*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