SAMPLE COMPUTATION

SUNTRUST

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

		NON-RFO
Selling Price :		**4,928,000.00**
Less: Office Sale discount	*0.00%*	
Net Selling Price		4,928,000.00
Less: Loyalty Discount	*0.00%*	0.00
Net Selling Price:		4,928,000.00
Less: Commission Discount	*0.00%*	0.00
Net Selling Price:		4,928,000.00
Add: Misc Fee	*8.00%*	394,240.00
VAT	*12.00%*	591,360.00
Total Contract Price		**5,913,600.00**
Downpayment	**20%**	1,182,720.00
	Less: Reservation Fee	20,000.00
Net Downpayment		1,162,720.00
Loanable Amount/ Remaining Balance	**80%**	4,730,880.00

OPTION 1:	*60 mos.*	**19,378.67**
	Monthly DP (Straight)	
OPTION 2: STEP-UP	*1-12 mos (3%)*	**13,117.33**
	13-24 mos (3.25%)	**16,016.00**
	25-36 mos (4%)	**19,712.00**
	37-48 mos (4.5%)	**22,176.00**
	49-60 mos (5.25%)	**25,872.00**
OPTION 3: STEP-UP BALLOON	*1-11 mos (2%)*	**8,933.82**
	13-23 mos (2.25%)	**12,096.00**
	25-35 mos (3%)	**16,128.00**
	37-47 mos (4%)	**21,504.00**
	49-59mos (4.75%)	**25,536.00**
	month (4% Balloon payments)	**47,308.80**
Mortgage Redemption Insurance (MRI)	Premium	22,101.00
	Monthly	1,841.75

Bank Financing (8 % pa, for idea purposes only)		**Monthly Amortization**
10 years	0.01213276	57,398.63
15 years	0.00955652	45,210.75
20 years	0.0083644	39,570.97

In- House Finanacing		**Monthly Amortization**
5 years (15%)	0.023789930	112,547.30
10 years (15%)	0.016133496	76,325.63

*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