SAMPLE COMPUTATION

SUNTRUST

Project:	**SONRISA GARDENS**
Tower:	**2**
Level:	**2**
Unit:	**8**
Unit Type :	**2 BR**
Area:	**42sqm**

		NON-RFO
Selling Price :		7,476,000.00
Less: Office Sale discount	*0.00%*	
Net Selling Price		7,476,000.00
Less: Loyalty Discount	*0.00%*	0.00
Net Selling Price:		7,476,000.00
Less: Commission Discount	*0.00%*	0.00
Net Selling Price:		7,476,000.00
Add: Misc Fee	*8.00%*	598,080.00
VAT	*12.00%*	897,120.00
Total Contract Price		**8,971,200.00**
Downpayment	**20%**	1,794,240.00
	Less: Reservation Fee	30,000.00
Net Downpayment		1,764,240.00
Loanable Amount/ Remaining Balance	**80%**	7,176,960.00

OPTION 1:	*60 mos.*	**29,404.00**
	Monthly DP (Straight)	
OPTION 2: STEP-UP	*1-12 mos (3%)*	**19,928.00**
	13-24 mos (3.25%)	**24,297.00**
	25-36 mos (4%)	**29,904.00**
	37-48 mos (4.5%)	**33,642.00**
	49-60 mos (5.25%)	**39,249.00**
OPTION 3: STEP-UP BALLOON	*1-11 mos (2%)*	**13,584.00**
	13-23 mos (2.25%)	**18,350.18**
	25-35 mos (3%)	**24,466.91**
	37-47 mos (4%)	**32,622.55**
	49-59mos (4.75%)	**38,739.27**
	month (4% Balloon payments)	**71,769.60**
Mortgage Redemption Insurance (MRI)	Premium	33,529.50
	Monthly	2,794.13

Bank Financing (8 % pa, for idea purposes only)		**Monthly Amortization**
10 years	0.01213276	87,076.33
15 years	0.00955652	68,586.76
20 years	0.0083644	60,030.96

In- House Finanacing		**Monthly Amortization**
5 years (15%)	0.023789930	170,739.38
10 years (15%)	0.016133496	115,789.45

*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