INITIAL COMPUTATION SHEET

**NAME OF BUYER:** ______________________ **DATE:** **July 3, 2026**

**PROJECT:** **PHINMA MAAYO TUGBOK-TANGLAW** **UNIT:** **1-4** **LOT** **CORNER** **SQM** **80**

**PAYMENT OPTIONS (PhP)**

| | |
|---|---|
| SELLING PRICE | **10,800,000.00** |
| LESS: BUYERS PROMO | **1,350,000.00** |
| NET SELLING PRICE | **9,450,000.00** |
| ADD: 12% VAT | **1,134,000.00** |
| NET SELLING PRICE VAT INCLUSIVE | **10,584,000.00** |
| ADD: PROCESSING FEE | **635,040.00** |
| TOTAL SELLING PRICE PF INCLUSIVE | **11,219,040.00** |
| LESS : RESERVATION FEE | **50,000.00** |
| TOTAL SELLING PRICE LESS OF RF | **11,169,040.00** |

**DEFFERRED CASH PAYMENT**

| | | | |
|---|---|---|---|
| SELLING PRICE | **11,169,040.00** | | |
| MONTHLY (W/ MRI) | **940,805.47** | **12** | MONTHS TO PAY @ 0% INTEREST RATE |

**INHOUSE FINANCING OPTIONS - 10/90**

**** LOAN AMOUNT AND AMORTIZATION ARE ESTIMATES ONLY AND SUBJECT TO CREDIT APPROVAL.***

| | | | | |
|---|---|---|---|---|
| **B** | **10%** | DOWNPAYMENT | **1,116,904.00** | |
| | | W/MRI | | |
| | | | **53,009.98** | **26 MOS NO INTEREST** |

| | |
|---|---|
| **90% BALANCE** | **10,052,136.00** |
| **ADD: MRI PER MONTH** | **10,052.14** |

**** DOWNPAYMENT AMORTIZATION WILL START ON*** **2-Aug-26**
**** EVERY DELAY OF PAYMENT HAS A CORRESPONDING PENALTY.***
**** LOAN AMOUNT AND AMORTIZATION ARE ESTIMATES ONLY AND SUBJECT TO CREDIT APPROVAL.***

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**BUYER'S CONFORME**

**II. 90% LOAN VALUE MONTHLY AMORTIZATION (MA) OPTIONS (PhP/mo.)**

| YEAR TERMS | MONTHLY AMORTIZATION (16% per annum) | MRI | TOTAL | GROSS INCOME |
|---|---|---|---|---|
| 8 YEARS | 186,253.88 | 10,052.14 | 196,306.01 | 654,353.38 |
| 7 YEARS | 199,656.17 | 10,052.14 | 209,708.30 | 699,027.68 |
| 6 YEARS | 218,049.33 | 10,052.14 | 228,101.47 | 760,338.23 |
| 5 YEARS | 244,448.42 | 10,052.14 | 254,500.55 | 848,335.18 |
| 4 YEARS | 284,880.36 | 10,052.14 | 294,932.49 | 983,108.31 |
| 3 YEARS | 353,403.28 | 10,052.14 | 363,455.41 | 1,211,518.04 |
| 2 YEARS | 492,183.85 | 10,052.14 | 502,235.98 | 1,674,119.94 |
| 1 YEAR | 912,038.92 | 10,052.14 | 922,091.06 | 3,073,636.86 |

| **OTHER FEES:** | **PMT** |
|---|---|
| **MOVE-IN FEE:** | **27,000.00** |
| **ASSOCIATION DUES - (UNIT):** | **20/SQM** |
| **ADJOINING FEE:** | **TO FOLLOW** |
| **RESTORATION FEE - (ADJOINING UNIT):** | **15,000.00** |

**NOTES:**

1. PRICES AND TERMS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. Unit availability is on a first-come-first-served basis.
2. Reservation Fee is non-refundable and will be forfeited once account is cancelled / backed-out.
3. Parking slot is subject to parking dues. Only unit owners can avail of Parking slots.
4. Price for AEA Sato III (UNITS) and Parking Slots (ALL PROJECTS) are VAT inclusive.
5. Cash Discount does not apply to parking slot.
6. In case of Bank Financing, the monthly amortization is based on the bank's prevailing rate at the time of the loan. Indicative rate only based on the 10% interest per annum.
7. **The payment of Real Property Tax (RPT) shall be the buyer's responsibility.**
8. Computation presented herein DOES NOT INCLUDE MOVE-IN FEES, MAINTENANCE FEE, PARKING SLOTS and CONNECTION FEE & RESTORATION FEE for adjoining units.
9. PHINMA Properties reserves the right to correct errors in prices, terms, unit details and status of the properties in the event that discrepancies are discovered.

PREPARED BY:

SEMAGALLANO
Broker / In-House Div. and Agent's Name

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Signature over Printed Name / Date