



### UNIT COMPUTATION

Unit No.:	<b>1109</b>	-	Total Area	22.00
Unit Type:	STUDIO	Unit Selling Price		3,388,000.00
sub-type:		Discount		-
View:	Sunset/Tagaytay	Net Selling Price		3,388,000.00
		Miscellaneous Fee		271,040.00
		VAT (12%)		-
		<b>Total Contract Price</b>		<b>3,659,040.00</b>

### Payment Method

#### OPTION 1: BANK FINANCING

<b>I. Reservation</b>		<b>30,000.00</b>	
<b>II. 90% Bank Financing</b> , <small>Bank loan application must be within 45 days from reservation</small>		<b>3,293,136.00</b>	<small>**On selected Banks max Loan term &amp; Age is a factor**</small>
30 years @ 7.38%		<b>22,464.99</b> / month	56,162.48
25 years @ 7.38%		<b>24,335.98</b> / month	60,839.96
20 years @ 7.38%		<b>26,288.17</b> / month	65,720.42
15 years @ 7.38%		<b>30,303.65</b> / month	75,759.12
10 years @ 7.38%		<b>38,884.17</b> / month	97,210.41
5 years @ 7.38%		<b>65,800.06</b> / month	164,500.16
<b>III. 10% Balance - Loan difference</b>		335,904.00	
<b>60</b> monthly installment, zero interest		<b>5,598.40</b> / month	

#### OPTION 2: SPOTCASH

I. Total Unit Selling Price (TSP)	3,388,000.00	Amount Due	
Less: 7% Discount	<u>(237,160.00)</u>		
Net USP	3,150,840.00		
8% Processing fees	252,067.20		
12% Vat	-		
<b>TOTAL CONTRACT PRICE</b>	<b>3,402,907.20</b>		
I. Reservation	Day 1	30,000.00	
II. Spotcash payment (with Misc. fee)	Day 30	3,372,907.20	payable w/in 30 days
<i>Total Discount</i>		<u>(237,160.00)</u>	

Note: Itaipinas reserves the right to amend figures appearing in this proposal for any errors. Prices shall be in effect of the date of this proposal & subject to change w/o prior notice. Reservation is non-refundable. All prices are inclusive of VAT (if applicable) and Miscellaneous Fee.

Prepared by:	Noted by:	Conforme:	Date:
Sales and Marketing Officer	Sr. Sales Director	Buyer	03/21/2026