



UNIT COMPUTATION

Unit No.:	504	-	Total Area	28.00
Unit Type:	STUDIO	Unit Selling Price		4,200,000.00
sub-type:		Discount		-
View:	Sunset/Tagaytay	Net Selling Price		4,200,000.00
		Miscellaneous Fee		336,000.00
		VAT (12%)		504,000.00
		Total Contract Price		5,040,000.00

Payment Method

OPTION 1: BANK FINANCING

I. Reservation		30,000.00	
II. 90% Bank Financing , <small>Bank loan application must be within 45 days from reservation</small>		4,536,000.00	<small>**On selected Banks max Loan term & Age is a factor**</small>
30 years @ 7.38%		30,943.52 / month	77,358.79
25 years @ 7.38%		33,520.64 / month	83,801.60
20 years @ 7.38%		36,209.60 / month	90,524.00
15 years @ 7.38%		41,740.56 / month	104,351.40
10 years @ 7.38%		53,559.46 / month	133,898.64
5 years @ 7.38%		90,633.70 / month	226,584.24
III. 10% Balance - Loan difference		474,000.00	
60 monthly installment, zero interest		7,900.00 / month	

OPTION 2: SPOTCASH

I. Total Unit Selling Price (TSP)	4,200,000.00	Amount Due	
Less: 7% Discount	<u>(294,000.00)</u>		
Net USP	3,906,000.00		
8% Processing fees	312,480.00		
12% Vat	468,720.00		
TOTAL CONTRACT PRICE	4,687,200.00		
I. Reservation	Day 1	30,000.00	
II. Spotcash payment (with Misc. fee)	Day 30	4,657,200.00	payable w/in 30 days
<i>Total Discount</i>		<u>(294,000.00)</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