

Unit Type:	Studio
Unit Number:	Sample
Floor / Floor Area:	18sqm

Client Name:	SAMPLE COMPUTATION
Sales Agent:	Myvan Sales
Date Prepared:	06/2026

BANK FINANCING	
0% Downpayment 100% All-In Loanable	
Total Contract Price (TCP)	₱1,790,500.00
Less: Reservation Fee	-₱10,000.00
Net TCP	₱1,780,500.00
Downpayment Required (0%)	₱0.00
Transfer Fee (5% of TCP)	₱89,525.00
Move-In Fee (1.5% of TCP)	₱26,857.50
Total All-In Loanable Amount	₱1,896,882.50
<i>*Transfer Fee & Move-In included in</i>	
TOTAL CASH OUT BEFORE MOVE-IN	₱10,000.00

PAG-IBIG FINANCING	
20% Downpayment 80% Loanable to Pag-Ibig	
Total Contract Price (TCP)	₱1,790,500.00
Less: Reservation Fee	-₱10,000.00
Net TCP	₱1,780,500.00
Downpayment (20% of Net TCP)	₱356,100.00
<i>* Payable within 30 days to Developer</i>	
Balance Loanable to Pag-Ibig	₱1,424,400.00
Transfer Fee (5% of TCP)	₱89,525.00
Move-In Fee (1.5% of TCP)	₱26,857.50
TOTAL CASH OUT BEFORE MOVE-IN	₱482,482.50

ESTIMATED MONTHLY AMORTIZATION			
Term	Monthly Amortization (Bank 7.5%)	Term	Monthly Amortization (Pag-Ibig 6.625%)
10 Years	₱22,516.33	10 Years	₱16,264.51
15 Years	₱17,584.34	20 Years	₱10,725.03
20 Years	₱15,281.16	28 Years	₱9,331.24

CONDITIONS:

- The Total Contract Price (TCP) is inclusive of the basic selling price, and applicable Value-Added Tax (VAT), unless explicitly stated otherwise.
- The Reservation Fee is strictly non-refundable and non-transferable under any circumstances.
- Buyers must completely fill out the Customer's Information Sheet (CIS) and execute the Option to Purchase agreement upon reservation.
- Promos and applicable discounts shall automatically be forfeited if the buyer fails to comply within the scheduled payment due dates.
- The Developer reserves the right to correct typographical errors, omissions, or miscalculations contained herein. Prices, terms, and payment details are subject to final verification and approval by Myvan Properties.
- This document is a sample computation for presentation purposes only and does not constitute a formal contract or a binding offer to sell. Final terms will be governed exclusively by the Contract to Sell (CTS).

