

SAMPLE COMPUTATION — PRE-SELLING			
LBF-TGB Tower 2		Condominium Unit	
Floor Area: 18.00 sq.m.			
PRICE			
Total Contract Price (TCP)			₱1,750,000
Less: Reservation Fee			(₱10,000)
Net Selling Price			₱1,740,000
Promotional ₱2,499 / month equity — limited-time offer, subject to change without prior notice.			
REQUIRED DOWNPAYMENT			
Required Downpayment (15% of price, less Reservation Fee)			₱252,500
<i>*Assuming lowest downpayment option via bank financing</i>			
DOWNPAYMENT PAYMENT OPTIONS			
OPTION A — Promo Equity (no interest)		OPTION B — Equal Monthly Equity	
Low monthly + balloon at end of term		Downpayment divided equally, no balloon	
Monthly Equity	₱2,499 / month	Monthly Equity	₱19,423.08 / month
Term	13 months	Term	13 months
Total Paid via Monthly Equity	₱32,487	Total Paid via Monthly Equity	₱252,500
Balloon Payment at End of Term	₱220,013	Balloon Payment at End of Term	None
Total Downpayment	₱252,500	Total Downpayment	₱252,500
Both options fund the same Required Downpayment. Option B settles it in equal monthly installments with no balloon.			
FINANCING OPTIONS (Balance After Downpayment)			
BANK FINANCING		PAG-IBIG FINANCING	
15% DP 85% All-In Loanable		20% DP 80% Loanable	
Balance (Loanable)	₱1,487,500	Balance (Loanable)	₱1,400,000
Transfer Fee	₱87,500	Balance of 5% DP (Payable in Cash)	₱87,500
Move-In Fee	₱26,250	Transfer Fee	₱87,500
Total Loan	₱1,601,250	Move-In Fee	₱26,250
Total Cash-Out Before Move-In	₱10,000	Total Loan	₱1,400,000
Est. Monthly Amortization (Bank)		Total Cash-Out Before Move-In	₱201,250
10 Years	₱19,007	Est. Monthly Amortization (Pag-IBIG)	
15 Years	₱14,844	10 Years	₱15,986
20 Years	₱12,900	20 Years	₱10,541
		28 Years	₱9,171
<i>Transfer Fee & Move-In Fee included in loan.</i>			

CONDITIONS:

1. The Total Contract Price (TCP) is inclusive of the basic selling price, and applicable Value-Added Tax (VAT), unless explicitly stated otherwise.
2. The Reservation Fee is refundable and transferable under a period of circumstances.
3. Buyers must completely fill out the Customer's Information Sheet (CIS) and execute the Option to Purchase agreement upon reservation.
4. Promos and applicable discounts shall automatically be forfeited if the buyer fails to comply within the scheduled payment due dates.
5. 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.
6. 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).

