



SAMPLE COMPUTATION

Project : East Raya Garden
Building : Raja
Unit No: Two Bedroom
Selling List Price **2,292,800.00**

Unit Area :	42 sqm
Balcony:	6 sqm
Service Area:	7 sqm
Total Area:	55 sqm

Turnover Date: April 2011

CASH BASIS	
Unit Price	2,292,800.00
Less 10%Discount	229,280.00
Discounted Price	2,063,520.00
Additional 2% Discount	41,270.40
Less Reservation	20,000.00
Net Price	2,002,249.60
Add Closing Fees	72,080.99
Total Cash Outlay	2,074,330.59

2 mos. from RFO DATE

Additional 2% discount on the net price will only be applied if all the requirements are completed within **30 days** after reservation.

IN HOUSE FINANCING (1-10 YRS)				
Downpayment	10%	20%	30%	40%
Regular Discount	2%	3%	4%	5%
Discount Amount	45,856.00	68,784.00	91,712.00	114,640.00
Net Unit Price	2,246,944.00	2,224,016.00	2,201,088.00	2,178,160.00
Additional 2% Discount	44,938.88	44,480.32	44,021.76	43,563.20
Total Contract Price	2,202,005.12	2,179,535.68	2,157,066.24	2,134,596.80
Downpayment	220,200.51	435,907.14	647,119.87	853,838.72
Closing Fees	88,080.20	87,181.43	86,282.65	85,383.87
Less Reservation Fee	20,000.00	20,000.00	20,000.00	20,000.00
Total Downpayment	288,280.72	503,088.56	713,402.52	919,222.59
DP Spread in 2 months	144,140.36	251,544.28	356,701.26	459,611.30
Balance	90%	80%	70%	60%
Amount of Balance	1,981,804.61	1,743,628.54	1,509,946.37	1,280,758.08
MONTHLY AMORTIZATION				
1 yr. (12 Months)	165,150.38	145,302.38	125,828.86	106,729.84
2 yrs. (24 months)	90,538.23	79,657.22	68,981.51	58,511.10
3 yrs. (36 months)	64,881.75	56,672.18	48,721.74	41,026.46
4 yrs. (48 months)	52,188.53	45,489.54	39,025.32	32,791.74
5 yrs. (60 months)	46,113.13	39,672.90	33,587.85	27,846.78
10 yrs.(120 months)	36,994.82	30,303.86	25,293.56	20,663.11

Closing Fees covers Documentary Stamp Tax , Transfer fees ,Registration Fees, notarial and documentation fees and other administrative and handling fees in order to transfer Title to buyer's name .

BANK FINANCING Fixed Rate for 10 & 15 Yrs. (Subject for Approval)				
Balance	90%	80%	70%	60%
	1,981,805	1,743,629	1,509,946.37	1,280,758.08
5 Years (60 months)	42,351.69	37,261.80	32,267.95	27,370.14
10 Years (120 months)	27,299.36	24,018.48	20,799.51	17,642.44
15 Years (180 months)	22,837.22	20,092.61	17,399.79	14,758.75

Price are subject to change without prior notice. Unit areas may change on the final construction drawings.

For Inquiries and Reservation Pls. call our hotline 381-3011 or 0915-9502471