



# SAMPLE COMPUTATION

**Project :** Flair Towers  
**Building :** South Tower  
**Unit No:** Two Bedroom  
**Turnover Date:** February 2014  
**Selling List Price** **3,279,000.00**

Unit Area :	48 sqm
Balcony:	
<b>Total Area:</b>	<b>48 sqm</b>

<b>CASH BASIS</b>	
Unit Price	<b>3,279,000.00</b>
Less 10%Discount	327,900.00
Discounted Price	2,951,100.00
Additional 2% Discount	59,022.00
Less Reservation	20,000.00
Net Price	2,872,078.00
Add Closing Fees	103,394.81
<b>Total Cash Outlay</b>	<b>2,975,472.81</b>

29 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.

<b>IN HOUSE FINANCING (1-10 YRS)</b>				
<b>Downpayment Option</b>	<b>20%</b>	<b>30%</b>	<b>40%</b>	<b>50%</b>
<b>Regular Discount</b>	<b>0%</b>	<b>4%</b>	<b>5%</b>	<b>6%</b>
Discount Amount	-	131,160.00	163,950.00	196,740.00
Net Unit Price	3,279,000.00	3,147,840.00	3,115,050.00	3,082,260.00
Additional 2% Discount	65,580.00	62,956.80	62,301.00	61,645.20
<b>Total Contract Price</b>	<b>3,213,420.00</b>	<b>3,084,883.20</b>	<b>3,052,749.00</b>	<b>3,020,614.80</b>
<b>Downpayment</b>	<b>642,684.00</b>	<b>925,464.96</b>	<b>1,221,099.60</b>	<b>1,510,307.40</b>
(Add) Closing Fees	128,536.80	123,395.33	122,109.96	120,824.59
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00	20,000.00
Total Downpayment	751,220.80	1,028,860.29	1,323,209.56	1,611,131.99
<b>DP Spread in 29 months</b>	<b>25,904.17</b>	<b>35,477.94</b>	<b>45,627.92</b>	<b>55,556.28</b>
<b>Balance</b>	<b>80%</b>	<b>70%</b>	<b>60%</b>	<b>50%</b>
Amount of Balance	2,570,736.00	2,159,418.24	1,831,649.40	1,510,307.40
<b>MONTHLY AMORTIZATION</b>				
<b>1 yr. (12 Months)</b>	214,228.00	179,951.52	152,637.45	125,858.95
<b>2 yrs. (24 months)</b>	117,443.41	98,652.46	83,678.43	68,998.00
<b>3 yrs. (36 months)</b>	83,555.19	69,678.38	58,673.13	48,379.60
<b>4 yrs. (48 months)</b>	67,067.96	55,811.24	46,896.42	38,668.97
<b>5 yrs. (60 months)</b>	58,492.14	48,034.96	39,824.49	32,837.74
<b>10 yrs.(120 months)</b>	44,678.80	36,173.06	29,550.92	24,366.54

**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 .

<b>BANK FINANCING Fixed Rate ( Subject for Approval)</b>				
<b>Remaining Balance Loanable Amount</b>	<b>80%</b>	<b>70%</b>	<b>60%</b>	<b>50%</b>
	2,570,736	2,159,418.24	1,831,649.40	1,510,307.40
<b>5 Years ( 60 months)</b>	54,937.31	46,147.34	39,142.83	32,275.67
<b>10 Years (120 months)</b>	35,411.89	29,745.99	25,230.97	20,804.49
<b>15 Years (180 months)</b>	29,623.74	24,883.94	21,106.91	17,403.95

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**