



# SAMPLE COMPUTATION

**Project :** Flair Towers  
**Building :** South Tower  
**Unit No:** Studio  
**Turnover Date:** February 2014  
**Selling List Price** **1,997,000.00**

Unit Area :	24 sqm
Balcony:	
<b>Total Area:</b>	<b>24 sqm</b>

<b>CASH BASIS</b>	
Unit Price	<b>1,997,000.00</b>
Less 10%Discount	199,700.00
Discounted Price	1,797,300.00
Additional 2% Discount	35,946.00
Less Reservation	20,000.00
Net Price	1,741,354.00
Add Closing Fees	62,688.74
<b>Total Cash Outlay</b>	<b>1,804,042.74</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	-	79,880.00	99,850.00	119,820.00
Net Unit Price	1,997,000.00	1,917,120.00	1,897,150.00	1,877,180.00
Additional 2% Discount	39,940.00	38,342.40	37,943.00	37,543.60
<b>Total Contract Price</b>	<b>1,957,060.00</b>	<b>1,878,777.60</b>	<b>1,859,207.00</b>	<b>1,839,636.40</b>
<b>Downpayment</b>	<b>391,412.00</b>	<b>563,633.28</b>	<b>743,682.80</b>	<b>919,818.20</b>
(Add) Closing Fees	78,282.40	75,151.10	74,368.28	73,585.46
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00	20,000.00
Total Downpayment	449,694.40	618,784.38	798,051.08	973,403.66
<b>DP Spread in 29 months</b>	<b>15,506.70</b>	<b>21,337.39</b>	<b>27,519.00</b>	<b>33,565.64</b>
<b>Balance</b>	<b>80%</b>	<b>70%</b>	<b>60%</b>	<b>50%</b>
Amount of Balance	1,565,648.00	1,315,144.32	1,115,524.20	919,818.20
<b>MONTHLY AMORTIZATION</b>				
<b>1 yr. (12 Months)</b>	130,470.67	109,595.36	92,960.35	76,651.52
<b>2 yrs. (24 months)</b>	71,526.22	60,082.03	50,962.43	42,021.66
<b>3 yrs. (36 months)</b>	50,887.38	42,436.02	35,733.53	29,464.49
<b>4 yrs. (48 months)</b>	40,846.21	33,990.56	28,561.19	23,550.45
<b>5 yrs. (60 months)</b>	35,623.30	29,254.60	24,254.20	19,999.07
<b>10 yrs.(120 months)</b>	27,210.60	22,030.38	17,997.31	14,839.89

**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>
	1,565,648	1,315,144.32	1,115,524.20	919,818.20
<b>5 Years ( 60 months)</b>	33,458.31	28,104.98	23,839.05	19,656.76
<b>10 Years (120 months)</b>	21,566.80	18,116.11	15,366.35	12,670.50
<b>15 Years (180 months)</b>	18,041.66	15,154.99	12,854.68	10,599.48

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**