



# SAMPLE COMPUTATION

**Project :** Siena Park Residences  
**Building :** Indigo  
**Unit No.:** Two Bedroom  
**Turnover Date:** May 2013  
**Selling List Price** **2,274,000.00**

Unit Area :	37 sqm
Balcony:	15 sqm.
Service Area:	8 sqm.
<b>Total Area:</b>	<b>60 sqm.</b>

CASH BASIS	
Unit Price	2,274,000.00
Less 10%Discount	227,400.00
Discounted Price	2,046,600.00
Additional 2% Discount	40,932.00
Less Reservation	20,000.00
Net Price	1,985,668.00
Add Closing Fees	71,484.05
<b>Total Cash Outlay</b>	<b>2,057,152.05</b>

26 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 Option	15%	20%	30%	40%
<b>Regular Discount</b>	<b>2.5%</b>	<b>3%</b>	<b>4%</b>	<b>5%</b>
Discount Amount	56,850.00	68,220.00	90,960.00	113,700.00
Net Unit Price	2,217,150.00	2,205,780.00	2,183,040.00	2,160,300.00
Additional 2% Discount	44,343.00	44,115.60	43,660.80	43,206.00
<b>Total Contract Price</b>	<b>2,172,807.00</b>	<b>2,161,664.40</b>	<b>2,139,379.20</b>	<b>2,117,094.00</b>
<b>Downpayment</b>	<b>325,921.05</b>	<b>432,332.88</b>	<b>641,813.76</b>	<b>846,837.60</b>
(Add) Closing Fees	86,912.28	86,466.58	85,575.17	84,683.76
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00	20,000.00
Total Downpayment	392,833.33	498,799.46	707,388.93	911,521.36
<b>DP Spread in 26 months</b>	<b>15,108.97</b>	<b>19,184.59</b>	<b>27,207.27</b>	<b>35,058.51</b>
<b>Balance</b>	<b>85%</b>	<b>80%</b>	<b>70%</b>	<b>60%</b>
Amount of Balance	1,846,885.95	1,729,331.52	1,497,565.44	1,270,256.40
<b>MONTHLY AMORTIZATION</b>				
<b>1 yr. (12 Months)</b>	153,907.16	144,110.96	124,797.12	105,854.70
<b>2 yrs. (24 months)</b>	84,374.50	79,004.06	68,415.89	58,031.33
<b>3 yrs. (36 months)</b>	60,246.25	56,207.49	48,322.24	40,690.06
<b>4 yrs. (48 months)</b>	48,409.19	45,116.55	38,705.33	32,522.86
<b>5 yrs. (60 months)</b>	42,496.57	39,347.60	33,312.44	27,618.45
<b>10 yrs.(120 months)</b>	33,278.15	30,055.38	25,086.17	20,493.68

**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 ( Subject for Approval)				
Remaining Balance Loanable Amount	85%	80%	70%	60%
1,846,885.95	1,846,885.95	1,729,332	1,497,565.44	1,270,256.40
<b>5 Years ( 60 months)</b>	39,468.44	36,956.27	32,003.37	27,145.71
<b>10 Years (120 months)</b>	25,440.86	23,821.54	20,628.97	17,497.78
<b>15 Years (180 months)</b>	21,282.49	19,927.86	17,257.11	14,637.73

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**