



SAMPLE COMPUTATION

Project : Siena Park Residences
Building : Magenta
Unit No: Three Bedroom
Turnover Date: May 2013
Selling List Price **4,154,000.00**

Unit Area :	65 sqm
Balcony:	12 sqm.
Service Area:	8 sqm.
Total Area:	85 sqm.

CASH BASIS	
Unit Price	4,154,000.00
Less 10%Discount	415,400.00
Discounted Price	3,738,600.00
Additional 2% Discount	74,772.00
Less Reservation	20,000.00
Net Price	3,643,828.00
Add Closing Fees	131,177.81
Total Cash Outlay	3,775,005.81

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%
Regular Discount	2.5%	3%	4%	5%
Discount Amount	103,850.00	124,620.00	166,160.00	207,700.00
Net Unit Price	4,050,150.00	4,029,380.00	3,987,840.00	3,946,300.00
Additional 2% Discount	81,003.00	80,587.60	79,756.80	78,926.00
Total Contract Price	3,969,147.00	3,948,792.40	3,908,083.20	3,867,374.00
Downpayment	595,372.05	789,758.48	1,172,424.96	1,546,949.60
(Add) Closing Fees	158,765.88	157,951.70	156,323.33	154,694.96
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00	20,000.00
Total Downpayment	734,137.93	927,710.18	1,308,748.29	1,681,644.56
DP Spread in 26 months	28,236.07	35,681.16	50,336.47	64,678.64
Balance	85%	80%	70%	60%
Amount of Balance	3,373,774.95	3,159,033.92	2,735,658.24	2,320,424.40
MONTHLY AMORTIZATION				
1 yr. (12 Months)	281,147.91	263,252.83	227,971.52	193,368.70
2 yrs. (24 months)	154,130.03	144,319.64	124,977.84	106,007.99
3 yrs. (36 months)	110,054.06	102,676.31	88,272.03	74,330.04
4 yrs. (48 months)	88,430.86	82,416.07	70,704.46	59,410.71
5 yrs. (60 months)	77,630.06	71,877.72	60,853.08	50,451.64
10 yrs.(120 months)	60,790.43	54,903.28	45,825.83	37,436.57

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)				
Remaining Balance Loanable Amount	85%	80%	70%	60%
	3,373,774.95	3,159,034	2,735,658.24	2,320,424.40
5 Years (60 months)	72,098.46	67,509.39	58,461.74	49,588.08
10 Years (120 months)	46,473.75	43,515.70	37,683.69	31,963.85
15 Years (180 months)	38,877.51	36,402.96	31,524.21	26,739.29

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