



SAMPLE COMPUTATION

PROJECT: Ohana Place Las Pinas **RFO Date:** Ready for Occupancy
BUILDING: Hanalei
UNIT / PARKING: Two Bedroom
AREA: Unit

PROMO TERM: 5% SPOT ;5% in 2 months; 10% spread in 12 Months ;80% In-House

		<u>UNIT</u>		<u>CLOSING FEES</u> DP Period	<u>TOTAL</u>
LIST PRICE:		4,217,000.00			
Addtl Discount (Complete docs + PDCs) 2%		84,340.00			
CONTRACT PRICE:		4,132,660.00	4.00%	165,306.40	4,297,966.40
DOWNPAYMENT 1:	5%	206,633.00			
Less: Reservation Fee		20,000.00			
Net Downpayment 1:	1 Month	186,633.00		11,020.43	197,653.43
DOWNPAYMENT 2:	5%	206,633.00			
Net Downpayment 2	2 Months	103,316.50		11,020.43	114,336.93
DOWNPAYMENT 3:	10%	413,266.00			
Net Downpayment 3	12 Months	34,438.83		11,020.43	45,459.26
IN-HOUSE FINANCING	80%	3,306,128.00			
Monthly Amortization	60 Months (5 Years)				76,927.81
	120 Months (10 Years)				61,716.27
BANK TAKEOUT	80%	3,306,128.00			
Monthly Amortization	120 Months (10 Years)				44,611.24
	180 Months (15 Years)				38,097.99

Important:

a. Reservation is subject to approval. If approved, Reservation fee is NON REFUNDABLE and valid for 40 days only. Failure to submit required documents will cause AUTOMATIC CANCELLATION of reservation. (Please refer to Reservation Agreement for list of documents).

b. Payment due dates after reservation fee:

Reservation date:	Start of DP / MA
1st - 7th	every 7th of the month
8th - 15th	every 15th of the month
16th - 22th	every 22nd of the month
23rd - 30th / 31st	every 30th of the month

c. Downpayment / Monthly Amortization should be fully covered by **POST DATED CHECKS**

d. The 2% additional discount can be availed provided complete documents are submitted within forty (40) days from reservation date.

e. **CLOSING FEES:** this 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.

f. **Condo dues:** Upon unit turnover, to buyer will be assessed of joining fees, Meralco deposit, water meter deposit, association dues and other charges. Actual computation will be presented prior to turn over unit.

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

PROMO IS UNTIL THIS MONTH ONLY!!

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