



# SAMPLE COMPUTATION

**Project :** Sorrel Residences  
**Location:** Sampaloc Manila  
**Unit No:** Two Bedroom End Unit  
**Turnover Date:** January 2015  
**Selling List Price** **4,215,000.00**

Unit Area :	53 sqm
Balcony:	9.25 sqm.
<b>Total Area:</b>	<b>62.25 sqm.</b>

<b>CASH BASIS</b>	
Unit Price	<b>4,215,000.00</b>
Less 10%Discount	421,500.00
Discounted Price	3,793,500.00
Additional 2% Discount	75,870.00
Less Reservation	20,000.00
Net Price	3,697,630.00
Add Closing Fees	133,114.68
<b>Total Cash Outlay</b>	<b>3,830,744.68</b>

40 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>Regular Discount</b>	<b>0%</b>	<b>4%</b>	<b>5%</b>
Discount Amount	-	168,600.00	210,750.00
Net Unit Price	4,215,000.00	4,046,400.00	4,004,250.00
Additional 2% Discount	84,300.00	80,928.00	80,085.00
<b>Total Contract Price</b>	<b>4,130,700.00</b>	<b>3,965,472.00</b>	<b>3,924,165.00</b>
<b>Downpayment</b>	<b>826,140.00</b>	<b>1,189,641.60</b>	<b>1,569,666.00</b>
(Add) Closing Fees	165,228.00	158,618.88	156,966.60
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00
Total Downpayment	971,368.00	1,328,260.48	1,706,632.60
<b>DP Spread in 40 months</b>	<b>24,284.20</b>	<b>33,206.51</b>	<b>42,665.82</b>
<b>Balance</b>	<b>80%</b>	<b>70%</b>	<b>60%</b>
Amount of Balance	3,304,560.00	2,775,830.40	2,354,499.00
<b>MONTHLY AMORTIZATION</b>			
<b>1 yr. (12 Months)</b>	275,380.00	231,319.20	196,208.25
<b>2 yrs. (24 months)</b>	150,967.96	126,813.09	107,564.67
<b>3 yrs. (36 months)</b>	107,406.26	89,568.27	75,421.55
<b>4 yrs. (48 months)</b>	86,212.70	71,742.72	60,283.13
<b>5 yrs. (60 months)</b>	75,188.88	61,746.68	51,192.51
<b>10 yrs.(120 months)</b>	57,432.49	46,498.77	37,986.31

**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>
5 Years ( 60 months)	70,619.32	59,320.23	50,316.27
10 Years (120 months)	45,520.32	38,237.07	32,433.23
15 Years (180 months)	38,079.92	31,987.13	27,131.94

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**