



SAMPLE COMPUTATION

Project : Stellar Place
Building : Magna (Hi-rise)
Unit No: One Bedroom
Turnover Date: March 2014
Selling List Price **2,335,000.00**

Unit Area :	30 sqm
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CASH BASIS	
Unit Price	2,335,000.00
Less 10%Discount	233,500.00
Discounted Price	2,101,500.00
Additional 2% Discount	42,030.00
Less Reservation	20,000.00
Net Price	2,039,470.00
Add Closing Fees	73,420.92
Total Cash Outlay	2,112,890.92

35 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	20%	30%	40%
Regular Discount	0%	4%	5%
Discount Amount	-	93,400.00	116,750.00
Net Unit Price	2,335,000.00	2,241,600.00	2,218,250.00
Additional 2% Discount	46,700.00	44,832.00	44,365.00
Total Contract Price	2,288,300.00	2,196,768.00	2,173,885.00
Downpayment	457,660.00	659,030.40	869,554.00
(Add) Closing Fees	91,532.00	87,870.72	86,955.40
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00
Total Downpayment	529,192.00	726,901.12	936,509.40
DP Spread in 35 months	15,119.77	20,768.60	26,757.41
Balance	80%	70%	60%
Amount of Balance	1,830,640.00	1,537,737.60	1,304,331.00
MONTHLY AMORTIZATION			
1 yr. (12 Months)	152,553.33	128,144.80	108,694.25
2 yrs. (24 months)	83,632.31	70,251.14	59,588.02
3 yrs. (36 months)	59,500.27	49,618.49	41,781.57
4 yrs. (48 months)	47,759.59	39,743.60	33,395.28
5 yrs. (60 months)	41,652.68	34,206.05	28,359.31
10 yrs.(120 months)	31,816.10	25,759.10	21,043.42

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	80%	70%	60%
Loanable Amount	1,830,640	1,537,737.60	1,304,331.00
5 Years (60 months)	39,121.26	32,861.86	27,873.90
10 Years (120 months)	25,217.07	21,182.34	17,967.16
15 Years (180 months)	21,095.28	17,720.04	15,030.39

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