



# SAMPLE COMPUTATION

**Project :** Stellar Place  
**Building :** Magna ( Hi-rise)  
**Unit No:** Three Bedroom  
**Turnover Date:** March 2014  
**Selling List Price** **4,416,000.00**

Unit Area :	65 sqm
Balcony :	11 sqm.
<b>Total Area:</b>	<b>76 sqm.</b>

<b>CASH BASIS</b>	
Unit Price	<b>4,416,000.00</b>
Less 10%Discount	441,600.00
Discounted Price	3,974,400.00
Additional 2% Discount	79,488.00
Less Reservation	20,000.00
Net Price	3,874,912.00
Add Closing Fees	139,496.83
<b>Total Cash Outlay</b>	<b>4,014,408.83</b>

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.

<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	-	176,640.00	220,800.00
Net Unit Price	4,416,000.00	4,239,360.00	4,195,200.00
Additional 2% Discount	88,320.00	84,787.20	83,904.00
<b>Total Contract Price</b>	<b>4,327,680.00</b>	<b>4,154,572.80</b>	<b>4,111,296.00</b>
<b>Downpayment</b>	<b>865,536.00</b>	<b>1,246,371.84</b>	<b>1,644,518.40</b>
(Add) Closing Fees	173,107.20	166,182.91	164,451.84
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00
Total Downpayment	1,018,643.20	1,392,554.75	<b>1,788,970.24</b>
<b>DP Spread in 35 months</b>	<b>29,104.09</b>	<b>39,787.28</b>	<b>51,113.44</b>
<b>Balance</b>	<b>80%</b>	<b>70%</b>	<b>60%</b>
Amount of Balance	3,462,144.00	2,908,200.96	2,466,777.60
<b>MONTHLY AMORTIZATION</b>			
<b>1 yr. (12 Months)</b>	288,512.00	242,350.08	205,564.80
<b>2 yrs. (24 months)</b>	158,167.15	132,860.40	112,694.09
<b>3 yrs. (36 months)</b>	112,528.13	93,839.50	79,018.16
<b>4 yrs. (48 months)</b>	90,323.91	75,163.91	63,157.84
<b>5 yrs. (60 months)</b>	78,774.40	64,691.19	53,633.71
<b>10 yrs.(120 months)</b>	60,171.27	48,716.15	39,797.76

**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 for 10 &amp; 15 Yrs. ( Subject for Approval)</b>			
<b>Remaining Balance Loanable Amount</b>	<b>80%</b>	<b>70%</b>	<b>60%</b>
	3,462,144	2,908,200.96	2,466,777.60
<b>5 Years ( 60 months)</b>	73,986.93	62,149.02	52,715.69
<b>10 Years (120 months)</b>	47,691.04	40,060.47	33,979.86
<b>15 Years (180 months)</b>	39,895.83	33,512.50	28,425.78

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**

