



# SAMPLE COMPUTATION

**Project :** Stellar Place  
**Building :** Vega ( Mid-rise)  
**Unit No:** Two Bedroom (45 sqm. )  
**Turnover Date:** May 2014  
**Selling List Price** **2,798,000.00**

Unit Area :	45 sqm
Balcony:	6 sqm.
Service Area:	6 sqm.
<b>Total Area:</b>	<b>57 sqm.</b>

CASH BASIS	
Unit Price	2,798,000.00
Less 10%Discount	279,800.00
Discounted Price	2,518,200.00
Additional 2% Discount	50,364.00
Less Reservation	20,000.00
Net Price	2,447,836.00
Add Closing Fees	88,122.10
<b>Total Cash Outlay</b>	<b>2,535,958.10</b>

37 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%
<b>Regular Discount</b>	<b>3%</b>	<b>4%</b>	<b>5%</b>
Discount Amount	83,940.00	111,920.00	139,900.00
Net Unit Price	2,714,060.00	2,686,080.00	2,658,100.00
Additional 2% Discount	54,281.20	53,721.60	53,162.00
<b>Total Contract Price</b>	<b>2,659,778.80</b>	<b>2,632,358.40</b>	<b>2,604,938.00</b>
<b>Downpayment</b>	<b>531,955.76</b>	<b>789,707.52</b>	<b>1,041,975.20</b>
(Add) Closing Fees	106,391.15	105,294.34	104,197.52
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00
Total Downpayment	618,346.91	875,001.86	1,126,172.72
<b>DP Spread in 37 months</b>	<b>16,712.08</b>	<b>23,648.70</b>	<b>30,437.10</b>
<b>Balance</b>	<b>80%</b>	<b>70%</b>	<b>60%</b>
Amount of Balance	2,127,823.04	1,842,650.88	1,562,962.80
<b>MONTHLY AMORTIZATION</b>			
1 yr. (12 Months)	177,318.59	153,554.24	130,246.90
2 yrs. (24 months)	97,209.04	84,181.03	71,403.55
3 yrs. (36 months)	69,159.44	59,457.18	50,066.31
4 yrs. (48 months)	55,512.80	47,624.23	40,017.13
5 yrs. (60 months)	48,414.51	40,988.66	33,982.59
10 yrs.(120 months)	36,981.08	30,866.80	25,216.06

**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)			
<b>Remaining Balance Loanable Amount</b>	<b>80%</b>	<b>70%</b>	<b>60%</b>
	2,127,823	1,842,650.88	1,562,962.80
<b>5 Years ( 60 months)</b>	45,472.14	39,377.94	33,400.93
<b>10 Years (120 months)</b>	29,310.76	25,382.52	21,529.81
<b>15 Years (180 months)</b>	24,519.85	21,233.69	18,010.72

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**

