



SAMPLE COMPUTATION

Project : Stellar Place
Building : Vega (Mid-rise)
Unit No: Two Bedroom
Turnover Date: May 2014
Selling List Price **3,358,000.00**

Unit Area :	49.5 sqm
Balcony:	6 sqm.
Service Area:	6 sqm.
Total Area:	61.5 sqm.

CASH BASIS	
Unit Price	3,358,000.00
Less 10%Discount	335,800.00
Discounted Price	3,022,200.00
Additional 2% Discount	60,444.00
Less Reservation	20,000.00
Net Price	2,941,756.00
Add Closing Fees	105,903.22
Total Cash Outlay	3,047,659.22

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%
Regular Discount	3%	4%	5%
Discount Amount	100,740.00	134,320.00	167,900.00
Net Unit Price	3,257,260.00	3,223,680.00	3,190,100.00
Additional 2% Discount	65,145.20	64,473.60	63,802.00
Total Contract Price	3,192,114.80	3,159,206.40	3,126,298.00
Downpayment	638,422.96	947,761.92	1,250,519.20
(Add) Closing Fees	127,684.59	126,368.26	125,051.92
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00
Total Downpayment	746,107.55	1,054,130.18	1,355,571.12
DP Spread in 37 months	20,165.07	28,490.00	36,637.06
Balance	80%	70%	60%
Amount of Balance	2,553,691.84	2,211,444.48	1,875,778.80
MONTHLY AMORTIZATION			
1 yr. (12 Months)	212,807.65	184,287.04	156,314.90
2 yrs. (24 months)	116,664.75	101,029.27	85,694.47
3 yrs. (36 months)	83,001.22	71,357.12	60,086.73
4 yrs. (48 months)	66,623.29	57,155.89	48,026.28
5 yrs. (60 months)	58,104.33	49,192.26	40,783.97
10 yrs.(120 months)	44,382.58	37,044.57	30,262.88

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 Loanable Amount	80%	70%	60%
	2,553,692	2,211,444.48	1,875,778.80
5 Years (60 months)	54,573.07	47,259.15	40,085.89
10 Years (120 months)	35,177.11	30,462.65	25,838.85
15 Years (180 months)	29,427.33	25,483.46	21,615.44

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

