



SAMPLE COMPUTATION

Project : Stellar Place
Building : Magna (Hi-rise)
Unit No: Two Bedroom (Korean layout)
Turnover Date: May 2014
Selling List Price **3,422,000.00**

Unit Area :	48 sqm
Balcony :	6.5 sqm.
Total Area:	54.5 sqm.

CASH BASIS	
Unit Price	3,422,000.00
Less 10%Discount	342,200.00
Discounted Price	3,079,800.00
Additional 2% Discount	61,596.00
Less Reservation	20,000.00
Net Price	2,998,204.00
Add Closing Fees	107,935.34
Total Cash Outlay	3,106,139.34

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	0%	4%	5%
Discount Amount	-	136,880.00	171,100.00
Net Unit Price	3,422,000.00	3,285,120.00	3,250,900.00
Additional 2% Discount	68,440.00	65,702.40	65,018.00
Total Contract Price	3,353,560.00	3,219,417.60	3,185,882.00
Downpayment	670,712.00	965,825.28	1,274,352.80
(Add) Closing Fees	134,142.40	128,776.70	127,435.28
(Less) Reservation Fee	20,000.00	20,000.00	20,000.00
Total Downpayment	784,854.40	1,074,601.98	1,381,788.08
DP Spread in 37 months	21,212.28	29,043.30	37,345.62
Balance	80%	70%	60%
Amount of Balance	2,682,848.00	2,253,592.32	1,911,529.20
MONTHLY AMORTIZATION			
1 yr. (12 Months)	223,570.67	187,799.36	159,294.10
2 yrs. (24 months)	122,565.21	102,954.78	87,327.71
3 yrs. (36 months)	87,199.11	72,717.11	61,231.92
4 yrs. (48 months)	69,992.85	58,245.22	48,941.61
5 yrs. (60 months)	61,043.03	50,129.81	41,561.27
10 yrs.(120 months)	46,627.28	37,750.60	30,839.66

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%
	2,682,848	2,253,592.32	1,911,529.20
5 Years (60 months)	57,333.17	48,159.86	40,849.88
10 Years (120 months)	36,956.23	31,043.24	26,331.32
15 Years (180 months)	30,915.65	25,969.15	22,027.40

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

