



Buyers' Sample Computation Sheet

A. PURCHASE DETAILS

Month: **October** Day: **11** Year **2014**

Buyer's Name _____

Unit Description	Building	<u>3</u>	Unit Type	<u>2 BR</u>
	Floor	<u>5th</u>	Unit Size	<u>56.79</u>
	Unit No.	<u>U507</u>	Garden Size	_____

A. PAYMENT TERM : 100% Spot Cash (payable upon reservation)

List Price	<u>4,982,945.00</u>	100% Spot Cash	<u>5,340,700.00</u>
Less:		Less:	
Discount 1	<u>0.00</u>	Discount	_____
Spot Discount (8% on the 100% TLP)	<u>398,635.60</u>	Reservation	<u>20,000.00</u>
Net List Price	<u>4,584,309.40</u>	Net Spot Payment	<u>5,320,700.00</u>
Add:			
12% VAT	<u>550,117.13</u>		
4.5% Misc. & Registration fees	<u>206,293.92</u>		
Net Total Contract Price	<u>5,340,700.00</u>		

B. PAYMENT TERM : 24 Months Deferred Cash

List Price	<u>4,982,945.00</u>	Reservation Fee	<u>20,000.00</u>
Less:		Balance for Deferred Payment	<u>5,785,100.00</u>
Discount 1	_____	(net of reservation)	
Discount 2	<u>0.00</u>	Insurance	<u>5,254.80</u>
Net List Price	<u>4,982,945.00</u>	Monthly Installment in 24 months	<u>246,300.63</u>
Add:			
12% VAT	<u>597,953.40</u>		
4.5% Misc. & Registration fees	<u>224,232.53</u>		
Net Total Contract Price	<u>5,805,100.00</u>		

C. PAYMENT TERM : 20% Downpayment in 15 months 80% Balance for In-House Financing

List Price	<u>4,982,945.00</u>	20% Downpayment	<u>1,161,020.00</u>
Less:		Less:	
Discount 1	_____	Discount	<u>0.00</u>
Discount 2	<u>0.00</u>	Reservation Fee	<u>20,000.00</u>
Net List Price	<u>4,982,945.00</u>	Net Downpayment	<u>1,141,020.00</u>
Add:		Monthly Downpayment in 15 months	<u>76,068.00</u>
12% VAT	<u>597,953.40</u>	80% Balance (In-house Financing)	<u>4,644,080.00</u>
4.5% Misc. & Registration fees	<u>224,232.53</u>	Insurance	<u>4,218.37</u>
Net Total Contract Price	<u>5,805,100.00</u>	IN-HOUSE FINANCING	Monthly Amortization
		In-house Financing for 5 years @ 13.5%	<u>111,077.94</u>
		In-house Financing for 7 years @ 17%	<u>99,123.89</u>
		In-house Financing for 10 years @ 19%	<u>90,910.51</u>

D. PAYMENT TERM : 10% Downpayment in 15 months 90% Balance for Bank Financing

List Price	<u>4,982,945.00</u>	10% Downpayment	<u>580,510.00</u>
Less:		Less:	
Discount 1	_____	Discount	<u>0.00</u>
Discount 2	<u>0.00</u>	Reservation Fee	<u>20,000.00</u>
Net List Price	<u>4,982,945.00</u>	Net Downpayment	<u>560,510.00</u>
Add:		Monthly Downpayment in 15 months	<u>37,367.33</u>
12% VAT	<u>597,953.40</u>	90% Balance (payable thru bank financing)	<u>5,224,590.00</u>
4.5% Misc. & Registration fees	<u>224,232.53</u>	Insurance	<u>4,745.67</u>
Net Total Contract Price	<u>5,805,100.00</u>	BANK FINANCING	
		Bank Financing for 5 years @ 6.75%	<u>107,583.68</u>
		Bank Financing for 7 years	
		for the first 5 years @ 6.75%	<u>82,961.77</u>
		for the next 6th to 7th year @	_____
		Bank Financing for 10 years	
		for the first 5 years @ 6.75%	<u>64,736.56</u>
		for the next 6th to 10th year @	_____

Prepared by: _____
 Direct Seller

 In-house Group / Realty

Reviewed by: _____
 Sales / Project Development
 Conforme
 _____ 0
 Buyer

REMARKS: