



COMPUTATION SHEET

COMPUTATION SHEET DATE: 4/4/2016

RESERVATION DATE: _____

CLIENT: Sample Only

ADDRESS: _____

PROJECT: Asteria Residences

RFO DATE: November-2018

BUILDING: Cercis

NO. OF MONTHS RFO: 31

UNIT/PARKING: 201 (3BR Facing Back)

AREA: 87.5 sqm (65-unit+14.5-balcony+8-service area)

TERMS: 15% DP; 85% MA Bank Financing

		<u>Unit</u>	<u>Closing Fees</u>	<u>TOTAL</u>	
			<u>Lumpsum upon RFO</u>		
LIST PRICE:		4,222,000.00			
Regular Discount	4.5%	189,990.00			
Discount (PDC):	2.0%	80,640.20			
Contract Price		3,951,369.80	10.5% 414,893.83	4,366,263.63	
Downpayment	15%	592,705.47			
Less: Spot cash Discount	0.0%	-			
Net Downpayment		592,705.47			
Less: Reservation Fee		20,000.00			
Net Downpayment		572,705.47			
Payable in	31 mos	18,474.37		18,474.37	per month
Balance	85%	3,358,664.33			
Monthly Amortization	10 yrs	58,372.81		58,372.81	per month 16% int rate
Monthly Amortization	15 yrs	34,065.81		34,065.81	per month 9% int rate
Monthly Amortization	20 yrs	30,218.77		30,218.77	per month 9% int rate

Total Contract Price	3,951,369.80	414,893.83
Downpayment Discount	-	-
Net Contract Price	3,951,369.80	414,893.83

Important:

a. Reservation fee is NON REFUNDABLE and valid for 30 days only. Failure to submit required documents within 30 days will cause AUTOMATIC CANCELLATION of reservation. (Please refer to Reservation Agreement for list of documents)

b. Payment dues dates after reservation fee:

	<u>Reservation date:</u>	<u>Start of DP/MA</u>
1st-7th		every 7th of the month
8th-15th		every 15th of the month
16th-22nd		every 22nd of the month
23rd-30th/31st		every 30th of the month (or 28th if February)

c. Downpayment should be fully covered by POST DATED CHECKS.

d. The 2% additional discount can be availed provided complete documents are submitted within THIRY (30) days from reservation date.

e. CLOSING FEES: This 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

f. Condo dues: Upon unit turnover, buyer will be assessed of Joining fees, Meralco deposit, water meter deposit, association dues and other charges. Actual computation will be presented prior to turnover of unit

g. Prices are subject to change without prior notice. Unit areas may change based on the final construction drawings

Client: Sample Only
Signature over printed name/ date signed

Ms. Joy
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Sun 09257181179
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PC/SM/PSM: Jocelyn Managula/ Edwin Fabillar
Signature over printed name/ date signed

Sales Channel: In-house RAM division