



Buyers' Sample Computation Sheet

A. PURCHASE DETAILS

Month: **April** Day: **19** Year **2024**

Buyer's Name _____

Unit Description	Building	<u>9</u>	Unit Type	<u>2BR</u>
	Floor	<u>5th</u>	Unit Size	<u>31.73</u>
	Unit No.	<u>U9511</u>		<u>plus balcony</u>

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

List Price <u>6,669,831.94</u> Less: _____ _____ Spot Discoun 20% on TLP) <u>1,333,966.39</u> Net List Price <u>5,335,865.55</u> Add: 12% VAT <u>640,303.87</u> 5% Misc. & Registration fees <u>266,793.28</u> Net Total Contract Price <u>6,242,962.70</u>	100% Spot Cash <u>6,242,962.70</u> Less: _____ _____ Discount _____ Reservation <u>20,000.00</u> Net Spot Payment <u>6,222,962.70</u>
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B. PAYMENT TERM : **36 Months Deferred Cash**

List Price <u>6,669,831.94</u> Less: _____ _____ 10% DISCOUNT <u>666,983.19</u> Net List Price <u>6,002,848.75</u> Add: 12% VAT <u>720,341.85</u> 5% Misc. & Registration fees <u>300,142.44</u> Net Total Contract Price <u>7,023,300.00</u>	Reservation Fee <u>20,000.00</u> Balance for Deferred Payment <u>7,003,300.00</u> (net of reservation) Insurance <u>6,361.33</u> Monthly Installment in 36 months <u>200,897.44</u>
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C. PAYMENT TERM : **10% Downpayment in 15 months** **90% Balance for Bank Financing**

List Price <u>6,669,831.94</u> Less: _____ _____ Less: 15% PROMO DISCOUNT <u>1,000,474.79</u> Net List Price <u>5,669,357.15</u> Add: 12% VAT <u>680,322.86</u> Bank Fees <u>226,774.29</u> 5% Misc. & Registration fees <u>283,467.86</u> Total Contract Price <u>6,859,900.00</u> Add: Other Fees/Move-in Fee <u>21,000.00</u> Net Total Contract Price <u>7,164,400.00</u>	10% Downpayment <u>685,990.00</u> Add: Move in Fee <u>21,000.00</u> Net Down payment <u>664,990.00</u> 5% SPOT DP within 30days <u>332,495.00</u> Less: Reservation Fee <u>20,000.00</u> Net 5% SPOT DP within 30days <u>312,495.00</u> Remaining 5% Down payment <u>332,495.00</u> Payable in 15 months <u>22,166.33</u> _____ _____ 90% BALANCE <u>6,173,910.00</u> Bank Financing for 5 years @ 6.75% <u>121,523.91</u> Bank Financing for 15 years for the first 5 years @ 6.75% <u>54,633.51</u> for the next 6th to 10th year @ _____ Bank Financing for 20 years for the first 5 years @ 6.75% <u>46,944.19</u> for the next 6th to 15th year @ _____
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D. PAYMENT TERM : **10% Downpayment in 22 months** **90% Balance for Bank Financing**

List Price <u>6,669,831.94</u> _____ _____ 5% CONDITIONAL DISCOUNT <u>333,491.60</u> Net List Price <u>6,336,340.34</u> Add: Bank Fees <u>253,453.61</u> 12% VAT <u>760,360.84</u> 5% Misc. & Registration fees <u>316,817.02</u> Total Contract Price <u>7,667,000.00</u> Add: Other Fees/Move-in Fee <u>18,000.00</u> Conditional Discount <u>333,491.60</u> Net Total Contract Price <u>8,018,500.00</u>	10% Downpayment <u>800,049.16</u> Add: Other Fees/Move-in Fee <u>18,000.00</u> Less: Reservation Fee <u>20,000.00</u> CONDITIONAL DISCOUNT <u>333,491.60</u> Net Down payment <u>464,557.56</u> Payable in 22 months <u>21,116.25</u> _____ 90% Balance (payable thru bank financing) <u>7,200,442.44</u> Insurance <u>0.00</u> _____ BANK FINANCING Bank Financing for 5 years @ 6.75% <u>141,729.63</u> Bank Financing for 15 years for the first 5 years @ 6.75% <u>63,717.40</u> for the next 6th to 10th year @ _____ Bank Financing for 20 years for the first 5 years @ 6.75% <u>54,749.57</u> for the next 6th to 15th year @ _____
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Note: Move in at 2.5% DP only with bank LOG and complete reqts.

Prepared by: _____

 Direct Seller

Reviewed by: _____

 Sales / Project Development
 Conforme

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In-house Group / Realty	Buyer
REMARKS:	