



NAME:	AIR RESIDENCES
LOCATION:	Makati City
UNIT NUMBER (SAP):	
UNIT TYPE:	1 Bedroom
UNIT AREA (in sqm):	26.35 sqm
ORIENTATION:	AMENITY
TOTAL CONTRACT PRICE:	PHP 6,375,300
TURNOVER:	2020, Basic Finish Only
DATE:	25. Jan. 2018



SPREAD DP
15% over 29 months;
85% BF/Cash

LIST PRICE	PHP 5,380,000.00
NET LIST PRICE	5,380,000.00
OTHER CHARGES	349,700.00
VAT (12%) if > P2, 501,000	645,600.00
TOTAL CONTRACT PRICE	6,375,300.00
DOWN PAYMENT %	15%
DOWN PAYMENT AMOUNT	956,295.00
RESERVATION FEE	25,000.00
NET DOWN PAYMENT	931,295.00
INSTALLMENT TERMS	29
INSTALLMENT	32,113.62
BALANCE %	85%
BALANCE AMOUNT	5,419,005.00

0	Reservation Fee	25,000.00	Reservation Fee
1	Month 1-Month 29	32,113.62	Downpayment in 29 months
30	Month 30	5,419,005.00	Bank Financing (see sample below)
	TOTAL PROCEEDS	6,375,300.00	

Bank Financing:				
Term	Interest Repricing**	Interest Rate**	Factor Rate	
5 years	Per Annum	6.00%	0.019332802	104,765
10 years	Per Annum	6.00%	0.011102050	60,162
15 years	Per Annum	6.00%	0.008433857	45,703
20 years	Per Annum	6.00%	0.007164311	38,823

****Prevailing bank rates apply at time of loan availment. Value of monthly amortization during bank financing on the time of availment could be lower as interest rate trend is also going down.**

FOR ANNOUNCEMENT PURPOSES ONLY

Notes:

* **OTHER CHARGES** = (Registration Fees, Documentary Stamp Tax from BIR, Transfer Tax Fees from City Treasurer's Office, Water & Meralco Meter Installation, Handling Fees, Miscellaneous fees)

* Bank processing fee, Insurances (MRI & Fire) and Association Dues are not included in the Total Contract Price.

* In case of payment through Bank

* All Additional Discounts shall be subject to approval

* Any other payment schemes shall be subject to approval

* **RESERVATION FEE** = strictly non – refundable and cannot be credited to other units.

* All checks payable to **SM DEVELOPMENT CORPORATION**

* This document does not constitute nor form part of any contract and is for information purposes only.