

COMPUTATION TEMPLATE Q4 2017



NAME:	CHEERFUL HOMES
LOCATION:	Mabalacat, Pampanga
UNIT NUMBER (SAP):	
UNIT TYPE:	Flexi Home A Inner Units
UNIT AREA (in sqm):	32.5 SQM
ORIENTATION:	
LIST PRICE:	PHP 1,475,000
TURNOVER:	TBA
DATE:	11. Oct. 2017

SPREAD DP	
10% over 18 months; 90% BF/Cash	
LIST PRICE	PHP 1,475,000.00
NET LIST PRICE	1,475,000.00
OTHER CHARGES	95,875.00
VAT (12%) if > P3,199,200	0.00
TOTAL CONTRACT PRICE	1,570,875.00
DOWN PAYMENT %	10%
DOWN PAYMENT AMOUNT	157,087.50
RESERVATION FEE	10,000.00
NET DOWN PAYMENT	147,087.50
INSTALLMENT TERMS	18
INSTALLMENT	8,171.53
BALANCE %	90%
BALANCE AMOUNT	1,413,787.50



Floor Area - 32.5 sqm

Reservation Fee	10,000.00
Month 1 - Month 18	8,171.53
Month 19	1,413,787.50
TOTAL PROCEEDS	1,570,875.00

Reservation Fee
Downpayment in 18 months
Bank Financing (see sample below)

Bank Financing:	Interest Repricing**	Interest Rate**	Factor Rate	
Term				
5 years	Per Annum	6.00%	0.019332802	27,332
10 years	Per Annum	6.00%	0.011102050	15,696
15 years	Per Annum	6.00%	0.008433857	11,924
20 years	Per Annum	6.00%	0.007164311	10,129

**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 Financing, the obligation to apply with and secure approval and release of the loan proceeds from the bank shall be the sole undertaking of the buyer concerned.
- * 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.

COMPUTATION TEMPLATE Q4 2017



NAME:	CHEERFUL HOMES
LOCATION:	Mabalacat, Pampanga
UNIT NUMBER (SAP):	
UNIT TYPE:	Flexi Home B Inner Units
UNIT AREA (in sqm):	22 SQM
ORIENTATION:	
LIST PRICE:	PHP 1,006,000
TURNOVER:	TBA
DATE:	11. Oct. 2017

SPREAD DP	
10% over 18 months; 90% BF/Cash	
LIST PRICE	PHP 1,006,000.00
NET LIST PRICE	1,006,000.00
OTHER CHARGES	65,390.00
VAT (12%) if > P3,199,200	0.00
TOTAL CONTRACT PRICE	1,071,390.00
DOWN PAYMENT %	10%
DOWN PAYMENT AMOUNT	107,139.00
RESERVATION FEE	10,000.00
NET DOWN PAYMENT	97,139.00
INSTALLMENT TERMS	18
INSTALLMENT	5,396.61
BALANCE %	90%
BALANCE AMOUNT	964,251.00



FLEXI HOME B END FLEXI HOME B INNER RECOMMENDED UNIT LAYOUT

Floor Area - 22 sqm

Reservation Fee	10,000.00
Month 1 - Month 18	5,396.61
Month 18	964,251.00
TOTAL PROCEEDS	1,065,993.39

Reservation Fee
Downpayment in 18 months
Bank Financing (see sample below)

Bank Financing:	Interest Repricing**	Interest Rate**	Factor Rate	
Term				
5 years	Per Annum	6.00%	0.019332802	18,642
10 years	Per Annum	6.00%	0.011102050	10,705
15 years	Per Annum	6.00%	0.008433857	8,132
20 years	Per Annum	6.00%	0.007164311	6,908

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