

COMPUTATION TEMPLATE Q1 2018



NAME:	COAST RESIDENCES
LOCATION:	Roxas Blvd.
UNIT NUMBER (SAP):	
UNIT TYPE:	Family Suite w/ Balcony
UNIT AREA (in sqm):	26.1 SQM
ORIENTATION:	CITY
TOTAL CONTRACT PRICE:	PHP 6,452,325
TURNOVER:	1Q 2020, Basic Finish Only
DATE:	23. Jan. 2018

SPREAD DP
15% over 35 months; 85% BF/Cash

LIST PRICE	PHP 5,445,000.00
NET LIST PRICE	5,445,000.00
OTHER CHARGES	353,925.00
VAT (12%) if > P2,501.00	653,400.00
TOTAL CONTRACT PRICE	6,452,325.00
DOWN PAYMENT %	15%
DOWN PAYMENT AMOUNT	967,848.75
RESERVATION FEE	25,000.00
NET DOWN PAYMENT	942,848.75
INSTALLMENT TERMS	35
INSTALLMENT	26,938.54
BALANCE %	85%
BALANCE AMOUNT	5,484,476.25



Reservation Fee	25,000.00
1 Month 1 - Month 385	26,938.54
48 Month 39	5,484,476.25
TOTAL PROCEEDS	6,452,325.00

Reservation Fee
Downpayment in 35 months
Bank Financing (see sample below)

Bank Financing:	Term	Interest Repricing**	Interest Rate**	Factor Rate	
	5 years	Per Annum	6.00%	0.019332802	106,030
	10 years	Per Annum	6.00%	0.011102050	60,889
	15 years	Per Annum	6.00%	0.008433857	46,255
	20 years	Per Annum	6.00%	0.007164311	39,292

****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.