

COMPUTATION TEMPLATE Q1 2018



NAME:	COOL SUITES TOWER B
LOCATION:	Tagaytay City
UNIT NUMBER (SAP):	
UNIT TYPE:	1 Bedroom w/ Balcony
UNIT AREA (in sqm):	23.3 SQM
ORIENTATION:	Facing Garden
TOTAL CONTRACT PRICE:	PHP 3,192,141
TURNOVER:	2017, Basic Finish Only
DATE:	3. Feb. 2018



	SPREAD DP
	15% over 19 months; 85% BF/Cash
LIST PRICE	PHP 2,721,000.00
STANDARD DISCOUNT	1.0%
STANDARD DISCOUNT AMOUNT	27,210.00
NET LIST PRICE	2,693,790.00
OTHER CHARGES	175,096.35
VAT (12%) if > P2, 501, 000	323,254.80
TOTAL CONTRACT PRICE	3,192,141.15
DOWN PAYMENT %	15%
DOWN PAYMENT AMOUNT	478,821.17
RESERVATION FEE	25,000.00
NET DOWN PAYMENT	453,821.17
INSTALLMENT TERMS	19
INSTALLMENT	23,885.32
BALANCE %	85%
BALANCE AMOUNT	2,713,319.98



Reservation Fee	25,000.00
Month 1 - Month 19	23,885.32
Month 20	2,713,319.98
TOTAL PROCEEDS	3,192,141.15

Reservation Fee
Downpayment in 19 months
Bank Financing (see sample below)

Bank Financing:	Interest Repricing**	Interest Rate**	Factor Rate	
Term				
5 years	Per Annum	6.00%	0.019332802	52,456
10 years	Per Annum	6.00%	0.011102050	30,123
15 years	Per Annum	6.00%	0.008433857	22,884
20 years	Per Annum	6.00%	0.007164311	19,439

**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.