

COMPUTATION TEMPLATE Q4 2017



NAME:	FAME RESIDENCES TOWER 2
LOCATION:	Central EDSA
UNIT NUMBER (SAP):	
UNIT TYPE:	Family Suite with balcony
UNIT AREA (in sqm):	31.98 sqm
ORIENTATION:	AMENITY
LIST PRICE:	PHP 4,241,000
TURNOVER:	3Q 2019, Basic Finish Only
DATE:	11. Oct. 2017

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

LIST PRICE	PHP 4,241,000.00
NET LIST PRICE	4,241,000.00
OTHER CHARGES	275,665.00
VAT (12%) if > P3,199,200	508,920.00
TOTAL CONTRACT PRICE	5,025,585.00
DOWN PAYMENT %	15%
DOWN PAYMENT AMOUNT	753,837.75
RESERVATION FEE	25,000.00
NET DOWN PAYMENT	728,837.75
INSTALLMENT TERMS	29
INSTALLMENT	25,132.34
BALANCE %	85%
BALANCE AMOUNT	4,271,747.25



Reservation Fee	25,000.00
Month 1 - Month 29	25,132.34
Month 30	4,271,747.25
TOTAL PROCEEDS	5,025,585.00

*Reservation Fee
Downpayment in 29 months
Bank Financing (see sample below)*

Bank Financing:		Interest Rate**	Factor Rate	
Term	Interest Repricing**			
5 years	Per Annum	6.00%	0.019332802	82,585
10 years	Per Annum	6.00%	0.011102050	47,425
15 years	Per Annum	6.00%	0.008433857	36,027
20 years	Per Annum	6.00%	0.007164311	30,604

****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:	FAME RESIDENCES TOWER 2
LOCATION:	Central EDSA
UNIT NUMBER (SAP):	
UNIT TYPE:	1 BR with balcony
UNIT AREA (in sqm):	24.1 sqm
ORIENTATION:	AMENITY
LIST PRICE:	PHP 2,995,000
TURNOVER:	3Q 2019, Basic Finish Only
DATE:	11. Oct. 2017



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

LIST PRICE	PHP 2,995,000.00
NET LIST PRICE	2,995,000.00
OTHER CHARGES	194,675.00
VAT (12%) if > P3,199,200	0.00
TOTAL CONTRACT PRICE	3,189,675.00
DOWN PAYMENT %	15%
DOWN PAYMENT AMOUNT	478,451.25
RESERVATION FEE	25,000.00
NET DOWN PAYMENT	453,451.25
INSTALLMENT TERMS	29
INSTALLMENT	15,636.25
BALANCE %	85%
BALANCE AMOUNT	2,711,223.75

Reservation Fee	25,000.00
Month 1 - Month 29	15,636.25
Month 30	2,711,223.75
TOTAL PROCEEDS	3,189,675.00

*Reservation Fee
Downpayment in 29 months
Bank Financing (see sample below)*

Bank Financing:	Term	Interest Repricing**	Interest Rate**	Factor Rate	
	5 years	Per Annum	6.00%	0.019332802	52,416
	10 years	Per Annum	6.00%	0.011102050	30,100
	15 years	Per Annum	6.00%	0.008433857	22,866
	20 years	Per Annum	6.00%	0.007164311	19,424

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COMPUTATION TEMPLATE Q4 2017



NAME:	FAME RESIDENCES TOWER 2
LOCATION:	Central EDSA
UNIT NUMBER (SAP):	
UNIT TYPE:	Tandem Units
UNIT AREA (in sqm):	48.2 sqm
ORIENTATION:	AMENITY
LIST PRICE:	PHP 5,990,000
TURNOVER:	3Q 2019, Basic Finish Only
DATE:	11. Oct. 2017

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

LIST PRICE	PHP 5,990,000.00
NET LIST PRICE	5,990,000.00
OTHER CHARGES	389,350.00
VAT (12%) if > P3,199,200	718,800.00
TOTAL CONTRACT PRICE	7,098,150.00
DOWN PAYMENT %	15%
DOWN PAYMENT AMOUNT	1,064,722.50
RESERVATION FEE	25,000.00
NET DOWN PAYMENT	1,039,722.50
INSTALLMENT TERMS	29
INSTALLMENT	35,852.50
BALANCE %	85%
BALANCE AMOUNT	6,033,427.50
Reservation Fee	25,000.00
Month 1 - Month 29	35,852.50
Month 30	6,033,427.50
TOTAL PROCEEDS	7,098,150.00



*Reservation Fee
Downpayment in 29 months
Bank Financing (see sample below)*

Bank Financing:	Term	Interest Repricing**	Interest Rate**	Factor Rate	
	5 years	Per Annum	6.00%	0.019332802	116,643
	10 years	Per Annum	6.00%	0.011102050	66,983
	15 years	Per Annum	6.00%	0.008433857	50,885
	20 years	Per Annum	6.00%	0.007164311	43,225

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