# **COMPUTATION TEMPLATE Q4 2017**

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SMD

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

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LIST PRICE NET LIST PRICE OTHER CHARGES VAT (12%) <i>if &gt; P3,199,200</i> TOTAL CONTRACT PRICE DOWN PAYMENT & DOWN PAYMENT & DOWN PAYMENT AMOUNT RESERVATION FEE NET DOWN PAYMENT INSTALLMENT TERMS INSTALLMENT TERMS INSTALLMENT BALANCE % BALANCE AMOUNT Reservation Fee Month 1 - Month 29 Month 30	25,132.34 4,271,747.25	Reservation Fee Downpayment in 29 months Bank Financing (see sample		
TOTAL PROCEEDS	5,025,585.00			
Bank Financing:				
Term	Interest Repricing**	Interest Rate**	Factor Rate	
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**

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FAME RESIDENCES TOWER 2
Central EDSA
1 BR with balcony
24.1 sqm
AMENITY
PHP 2,995,000
3Q 2019, Basic Finish Only
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%) <i>if &gt; P3,199,200</i>	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	Reservation Fee	
Month 1 - Month 29		Downpayment in 29 months	
Month 30		Bank Financing (see sample k	
TOTAL PROCEEDS	3,189,675.00	bank i mancing (see sumple i	1010
	5,105,075.00		
Bank Financing:			
Term	Interest Repricing**	Interest Rate**	
5 years	Per Annum	6.00%	
10 years	Per Annum	6.00%	



52,416 30,100

22,866

Factor Rate

0.019332802

0.011102050

0.008433857

20 years Per Annum 6.00% 0.007164311 19,424 \*\*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.

6.00%

#### FOR ANNOUNCEMENT PURPOSES ONLY

15 years

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Per Annum

Water & Meralco Meter Installation, Handling Fees, Miscellaneous fees)

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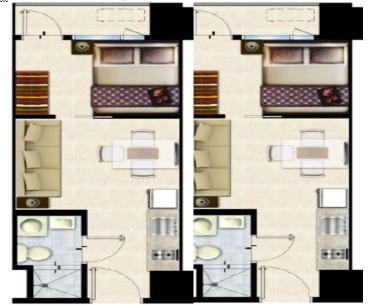
**FAME RESIDENCES TOWER 2** 



Central EDSA
Tandem Units
48.2 sqm
AMENITY
PHP 5,990,000
3Q 2019, Basic Finish Only
11. Oct. 2017

NAME:

	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%) <i>if &gt; P3,199,200</i>	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	Rese
Month 1 - Month 29	35,852.50	Dow
Month 30	6,033,427.50	Ban
TOTAL PROCEEDS	7,098,150.00	1
Bank Financing:		
Term	Interest Repricing**	1
5 years	Per Annum	Γ
		1



25,000.00	Reservation Fee
35,852.50	Downpayment in 29 months
6,033,427.50	Bank Financing (see sample below)
7 008 150 00	

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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