

COMPUTATION TEMPLATE Q1 2018



NAME:	FIELD RESIDENCES TOWER 5
LOCATION:	Behind SM Sucat
UNIT NUMBER (SAP):	
UNIT TYPE:	2 BR Family Suite with balcony
UNIT AREA (in sqm):	28.01 sqm
ORIENTATION:	ROAD
TOTAL CONTRACT PRICE:	PHP 3,430,931
TURNOVER:	3Q 2019, Basic Finish Only
DATE:	25. Jan. 2018

SPREAD DP
15% over 30 months; 85% BF/Cash

LIST PRICE	PHP 2,895,300.00
NET LIST PRICE	2,895,300.00
OTHER CHARGES	188,194.50
VAT (12%) if > P2, 501, 000	347,436.00
TOTAL CONTRACT PRICE	3,430,930.50
DOWN PAYMENT %	15%
DOWN PAYMENT AMOUNT	514,639.58
RESERVATION FEE	25,000.00
NET DOWN PAYMENT	489,639.58
INSTALLMENT TERMS	30
INSTALLMENT	16,321.32
BALANCE %	85%
BALANCE AMOUNT	2,916,290.93



Reservation Fee	25,000.00
Month 1 - Month 30	16,321.32
Month 31	2,916,290.93
TOTAL PROCEEDS	3,430,930.50

*Reservation Fee
Downpayment in 30 months
Bank Financing (see sample below)*

Bank Financing:		Interest Repricing**	Interest Rate**	Factor Rate	
Term					
5 years	Per Annum	6.00%	0.019332802		56,380
10 years	Per Annum	6.00%	0.011102050		32,377
15 years	Per Annum	6.00%	0.008433857		24,596
20 years	Per Annum	6.00%	0.007164311		20,893

****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.