



NAME:	SOUTH RESIDENCES - TOWER 3 & 4
LOCATION:	Behind SM Southmall
UNIT NUMBER (SAP):	
UNIT TYPE:	1 Bedroom w/ Balcony
UNIT AREA (in sqm):	23 sqm
ORIENTATION:	Amenity View
TOTAL CONTRACT PRICE:	PHP 3,033,600
TURNOVER:	2Q 2018, Basic Finish Only
DATE:	15. Feb. 2018

TOWER 3 & 4
15% over 23 months; 85% BF/Cash

LIST PRICE	PHP 2,560,000.00
NET LIST PRICE	2,560,000.00
OTHER CHARGES	166,400.00
VAT (12%) if > P2, 501, 000	307,200.00
TOTAL CONTRACT PRICE	3,033,600.00
DOWN PAYMENT %	15%
DOWN PAYMENT AMOUNT	455,040.00
RESERVATION FEE	25,000.00
NET DOWN PAYMENT	430,040.00
INSTALLMENT TERMS	23
INSTALLMENT	18,697.39
BALANCE %	85%
BALANCE AMOUNT	2,578,560.00

Reservation Fee	25,000.00
Month 1 - Month 23	18,697.39
Month 24	2,578,560.00
TOTAL PROCEEDS	3,033,600.00

*Reservation Fee
Downpayment in 23 months
Bank Financing (see sample below)*



Bank Financing:	Term	Interest Repricing**	Interest Rate**	Factor Rate	
	5 years	Per Annum	6.00%	0.019332802	49,851
	10 years	Per Annum	6.00%	0.011102050	28,627
	15 years	Per Annum	6.00%	0.008433857	21,747
	20 years	Per Annum	6.00%	0.007164311	18,474

****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.