

COMPUTATION TEMPLATE Q1 2018



NAME:	SPRING RESIDENCES TOWER 4
LOCATION:	Beside SM Bicutan
UNIT NUMBER (SAP):	
UNIT TYPE:	Family Suite A ONLY
UNIT AREA (in sqm):	28.01 sqm
ORIENTATION:	CITY SCAPE VIEW
LIST PRICE:	PHP 3,555,000
TURNOVER:	3Q 2019, Basic Finish Only
DATE:	3. Feb. 2018

SPREAD DP
Promo 29 months; 93% BF/Cash

LIST PRICE	PHP 3,000,000.00
NET LIST PRICE	3,000,000.00
OTHER CHARGES	195,000.00
VAT (12%) if > P2, 501, 000	360,000.00
TOTAL CONTRACT PRICE	3,555,000.00
DOWN PAYMENT %	7%
DOWN PAYMENT AMOUNT	264,000.00
RESERVATION FEE	20,000.00
NET DOWN PAYMENT	244,000.00
INSTALLMENT TERMS	29
INSTALLMENT Month 1 to Month 8	8,000.00
INSTALLMENT Month 9 to Month 18	9,000.00
INSTALLMENT Month 19 -to Month 28	10,000.00
BALANCE %	93%
BALANCE AMOUNT	3,291,000.00



Reservation Fee	20,000.00
Month 1 - Month 8	8,000.00
Month 9 - Month 18	9,000.00
Month 19 - Month 29	10,000.00
Month 30	3,291,000.00
TOTAL PROCEEDS	3,555,000.00

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	63,624
	10 years	Per Annum	6.00%	0.011102050	36,537
	15 years	Per Annum	6.00%	0.008433857	27,756
	20 years	Per Annum	6.00%	0.007164311	23,578

****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.