

ANNEX A: SAMPLE PACKAGE COMPUTATION

DATE : 03-Sep-21

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SPECIAL PACKAGE COMPUTATION

CLIENT'S NAME	:	
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	1702
TOWER	:	TOWER 1
UNIT TYPE	:	1BR
LIVEABLE AREA	:	50.00 SQM.
BALCONY AREA	:	2.04 SQM.
GROSS AREA	:	54.08 SQM.

TOTAL SELLING PRICE	:	Php5,696,818.38
Less: Promo Discount on TSP	:	
NET SELLING PRICE	:	Php5,696,818.38

Add: VAT	:	12.0%	Php683,618.21
Add: Legal & Misc. Fees	:	10.0%	Php284,840.92

TOTAL CONTRACT PRICE	:	Php6,665,277.50
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Equity down Payment	:	15.0%	Php999,791.63
less: Equity Discount	:		
less: Reservation Fee	:		Php30,000.00
Net Equity Payment	:		Php969,791.63

TERMS (STEP UP)		Percentage	No. of Months	Monthly Equity
1st to 8th month	:	25%	8	Php30,305.99
9th to 16th month	:	35%	8	Php42,428.38
17th month to 24th month	:	40%	8	Php48,489.58

FULL BALANCE (TCP)	:	85.0%	Php5,665,485.88
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Estimated Monthly Amortization				
Term	Interest Rate	Factor Rate	Amount	Income requirement
5	7.0%	0.01980120	Php112,183.41	Php339,949.73
10	7.0%	0.01161085	Php65,781.09	Php199,336.65
15	7.0%	0.00898828	Php50,922.99	Php154,312.09
20	7.0%	0.00775299	Php43,924.45	Php133,104.40

Fixed for five (5) years
 Sample Computation for Interest rate is at 7% fixed for five (5) years only
 A. Prices are subject to change without prior notice.
 B. Bank Fees rates may vary per bank.

APPLICABLE PROMO/DISCOUNTS

CIRCULAR NO.	DESCRIPTION	DISCOUNT / PROMO INCLUSION

**Combined Units COMBINE TO 1608

Prepared by: _____
 Date: _____

Conformed: _____
 Date: _____

ANNEX A: SAMPLE PACKAGE COMPUTATION

DATE : September 3, 2021

PAGE: 3 of 3

SPECIAL PACKAGE APPROVAL

CLIENT'S NAME	:	
PROJECT NAME	:	GRAND MESA RESIDENCES
UNIT NUMBER	:	1702
TOWER	:	TOWER 1
UNIT TYPE	:	1BR
LIVEABLE AREA	:	50.00 SQM.
BALCONY AREA	:	2.04 SQM.
GROSS AREA	:	54.08 SQM.

SIGNATURE OVER PRINTED NAME <i>(Please indicate date signed)</i>	
Recommended by:	Remarks:
<div style="display: flex; justify-content: space-between;"> <div style="width: 80%;"> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between; align-items: center;"> <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved </div> </div> <div style="width: 15%; text-align: center;"> <p>C&C Head</p> </div> </div>	<div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div>
Approved by:	Remarks:
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