

Sample Computation



Date: July 25, 2017
Client Name: 0
Seller Name: 0
Unit: 3102
Floor: 31
Unit Type: 3BR
Unit Description: Suite
Use: Private Residence
Side: South (Benavidez)

Unit Area:	187.36 sqm	2,016.72 sq. ft.
Balcony Area:	-	-
Total Floor Area:	187.36 sqm	2,016.72 sq. ft.

Parking Slots 3 slots

Assigned	Additional
B1-7	
B1-8	
B1-9	

Payment Scheme: **20% Spot DP, 20% Stretched Payment, 60% Balance Payment**

Months: **60 months**

			Total Price
Selling Price:			₱ 41,311,396.35
	Less: Pmt. Type Discount	1%	₱ 378,613.96
	Less: Bulk Discount	0%	₱ -
Net Selling Price			₱ 40,932,782.39
	Add: VAT	12%	₱ 4,911,933.89
	Add: Miscellaneous Fee	6%	₱ 2,455,966.94
Total Contract Price			₱ 48,300,683.22
Reservation Fee			₱ 575,000.00
Downpayment (Principal Amount w/ VAT)	20%		₱ 9,660,136.64
Less: Reservation Fee			₱ 575,000.00
Net Downpayment			₱ 9,085,136.64
Deferred Cash	20%		₱ 9,660,136.64
Balance	60%		₱ 28,980,409.93

Payment No.	Date	Payment Type	Total Monthly Payment
1	July 25, 2017	Reservation Fee	₱ 575,000.00
2	August 24, 2017	Downpayment	₱ 9,085,136.64
3	September 24, 2017	Monthly Payment	₱ 161,002.28
4	October 24, 2017	Monthly Payment	₱ 161,002.28
5	November 24, 2017	Monthly Payment	₱ 161,002.28
6	December 24, 2017	Monthly Payment	₱ 161,002.28
7	January 24, 2018	Monthly Payment	₱ 161,002.28
8	February 24, 2018	Monthly Payment	₱ 161,002.28
9	March 24, 2018	Monthly Payment	₱ 161,002.28
10	April 24, 2018	Monthly Payment	₱ 161,002.28
11	May 24, 2018	Monthly Payment	₱ 161,002.28
12	June 24, 2018	Monthly Payment	₱ 161,002.28
13	July 24, 2018	Monthly Payment	₱ 161,002.28
14	August 24, 2018	Monthly Payment	₱ 161,002.28
15	September 24, 2018	Monthly Payment	₱ 161,002.28
16	October 24, 2018	Monthly Payment	₱ 161,002.28
17	November 24, 2018	Monthly Payment	₱ 161,002.28
18	December 24, 2018	Monthly Payment	₱ 161,002.28
19	January 24, 2019	Monthly Payment	₱ 161,002.28
20	February 24, 2019	Monthly Payment	₱ 161,002.28
21	March 24, 2019	Monthly Payment	₱ 161,002.28
22	April 24, 2019	Monthly Payment	₱ 161,002.28
23	May 24, 2019	Monthly Payment	₱ 161,002.28
24	June 24, 2019	Monthly Payment	₱ 161,002.28

25	July 24, 2019	Monthly Payment	₱ 161,002.28
26	August 24, 2019	Monthly Payment	₱ 161,002.28
27	September 24, 2019	Monthly Payment	₱ 161,002.28
28	October 24, 2019	Monthly Payment	₱ 161,002.28
29	November 24, 2019	Monthly Payment	₱ 161,002.28
30	December 24, 2019	Monthly Payment	₱ 161,002.28
31	January 24, 2020	Monthly Payment	₱ 161,002.28
32	February 24, 2020	Monthly Payment	₱ 161,002.28
33	March 24, 2020	Monthly Payment	₱ 161,002.28
34	April 24, 2020	Monthly Payment	₱ 161,002.28
35	May 24, 2020	Monthly Payment	₱ 161,002.28
36	June 24, 2020	Monthly Payment	₱ 161,002.28
37	July 24, 2020	Monthly Payment	₱ 161,002.28
38	August 24, 2020	Monthly Payment	₱ 161,002.28
39	September 24, 2020	Monthly Payment	₱ 161,002.28
40	October 24, 2020	Monthly Payment	₱ 161,002.28
41	November 24, 2020	Monthly Payment	₱ 161,002.28
42	December 24, 2020	Monthly Payment	₱ 161,002.28
43	January 24, 2021	Monthly Payment	₱ 161,002.28
44	February 24, 2021	Monthly Payment	₱ 161,002.28
45	March 24, 2021	Monthly Payment	₱ 161,002.28
46	April 24, 2021	Monthly Payment	₱ 161,002.28
47	May 24, 2021	Monthly Payment	₱ 161,002.28
48	June 24, 2021	Monthly Payment	₱ 161,002.28
49	July 24, 2021	Monthly Payment	₱ 161,002.28
50	August 24, 2021	Monthly Payment	₱ 161,002.28
51	September 24, 2021	Monthly Payment	₱ 161,002.28
52	October 24, 2021	Monthly Payment	₱ 161,002.28
53	November 24, 2021	Monthly Payment	₱ 161,002.28
54	December 24, 2021	Monthly Payment	₱ 161,002.28
55	January 24, 2022	Monthly Payment	₱ 161,002.28
56	February 24, 2022	Monthly Payment	₱ 161,002.28
57	March 24, 2022	Monthly Payment	₱ 161,002.28
58	April 24, 2022	Monthly Payment	₱ 161,002.28
59	May 24, 2022	Monthly Payment	₱ 161,002.28
60	June 24, 2022	Monthly Payment	₱ 161,002.28
61	July 24, 2022	Monthly Payment	₱ 161,002.28
62	August 24, 2022	Monthly Payment	₱ 161,002.28
63	September 24, 2022	Balance	₱ 28,980,409.93
Total			₱ 48,300,683.22

Notes:

- 1) Prices are subject to change without prior notice. Unit shown above is subject to availability. Please confirm with Keyland Head Office for this.
- 2) Please make check payable to LEGASPI VILLAGE LAND PROPERTIES INC.
- 3) KEYLAND CORPORATION has the right to correct this computation in case of typographical error.
- 4) Miscellaneous fee is applied to the Net Selling Price.
- 5) In the event that there is an increase in the amount of Miscellaneous Fee, the Seller shall have the right to charge the Purchaser and the Purchaser agrees to pay, an amount proportional to or corresponding to the said increase.
- 6) Notwithstanding the above payment term, all outstanding balances shall become due and demandable upon turnover.
- 7) Estimated monthly amortization if Balance is paid thru a bank loan*:

Years	Estimated interest per annum	Estimated monthly amortization
5	7.00%	₱573,846.85
10	8.00%	₱351,612.34
15	9.00%	₱293,938.61

*Estimates for the bank loan monthly amortization are only estimates. Actual interest rates and monthly amortization will depend on the chosen bank and the prevailing market interest rate during loan takeout.

- 8) Discounts do not apply to parking slots.

Prepared by:

<AMD>

Signature over printed name

Noted by:

ARMM

Signature over printed name

Client Conforme:

0

Signature over printed name

Preferred First Due Date:

August 24, 2017

Seller Conforme:

0

Signature over printed name