



## CITILOFT PAYMENT TERMS

**STUDIO UNIT 303**

**Area Sq. Meters**

**Area in Sq Feet**

**FINISHED UNIT**

**28.95**

**312.081**

**Proposal for :**

**TOTAL CONTRACT PRICE ( T C P )**

**Php2,258,100**

**Php44=\$1**

<b>Option 1 CASH ( 10% Discount)</b>		
T C P	Php2,258,100	<u>USD 51,320</u>
10% Discount if fully paid in 30 days	Php225,810	<u>USD 5,132</u>
Net T C P	Php2,032,290	<u>USD 46,188</u>
Less: Reservation Deposit ( R D )	Php25,000	<u>USD 568</u>
Net Amount Payable 30 Days after R D	Php2,007,290	<u>USD 45,620</u>
<b>Option 2 20% Down Payment in 18 Months( 0 Interest) / Balance Financing</b>		
T C P	Php2,258,100	<u>USD 51,320</u>
Reservation Deposit	Php25,000	<u>USD 568</u>
Monthly Installment for 6 months after R D	Php7,500	<u>USD 170</u>
Monthly Installment in last 12 months	Php31,801.67	<u>USD 723</u>
Total of 18 monthly installments & RD	Php451,620.00	<u>USD 10,264</u>
Balance Payable or for Bank Financing	Php1,806,480	<u>USD 41,056</u>
5 YRS at an assumed interest rate of 8%	Php36,630	<u>USD 832</u>
10 YRS at an assumed rate of 8.5%	Php22,399	<u>USD 509</u>
15 YRS at an assumed rate of 9%	Php18,323	<u>USD 416</u>
<b>OPTION 3 20% in 18 Equal Monthly Installments( 0 interest)/80% Balance-Financing</b>		
T C P	Php2,258,100	<u>USD 51,320</u>
Reservation Deposit	Php25,000	<u>USD 568</u>
20 % in 18 equal monthly installments	Php23,701	<u>USD 539</u>
Total 18 monthly Installments & R D	Php451,620	
80% Balance - Financing	Php1,806,480	<u>USD 41,056</u>
5 YRS at an assumed interest rate of 8%	Php36,630	<u>USD 832</u>
10 YRS at an assumed rate of 9%	Php22,884	<u>USD 520</u>
15 YRS at an assumed rate of 10%	Php19,414	<u>USD 441</u>
<b>OPTION 4 Payable in 18 Equal Monthly Installments (0 interest)</b>		
T C P	Php2,258,100	<u>USD 51,320</u>
Reservation Deposit	Php25,000	<u>USD 568</u>
18 Equal monthly installments (0 interest)	Php124,061	<u>USD 2,820</u>
<b>OPTION 5 50% D P -30 Days from RD (7% Discount on DP)/Balance in 18 Mo.(0% interest)</b>		
T C P	Php2,258,100	<u>\$51,320.45</u>
7% Discount of 50% DP	Php79,034	<u>\$1,796.22</u>
50% Down Payment less 7% Discount	Php1,050,017	<u>\$23,864.01</u>
Less Reservation Deposit	Php25,000	<u>\$568.18</u>
50% Net Down Payment in 30 Days	Php1,025,017	<u>\$23,295.83</u>
50% Balance Payable in Cash or	Php1,129,050	<u>\$25,660.23</u>
Payable in 18 Months (0 Interest)	Php62,725	<u>\$1,425.57</u>

**Note: Bank Financing based on at least 20% equity. Some banks however may require 25% or 30% equity.**

**PARKING is Php750,000 per Slot payable in Cash with 10% Discount or 24 Equal Monthly Installments of Php31,250.00.**



**OPTION A 8% in 9 Months/14% in the next 9 Months (0 interest)/Balance thru'PagIbig**

T C P				Php2,258,100
Reservation Deposit				<b>Php25,000</b>
8% DP in 9 Months less Reservation Dep.				<b>Php17,294</b>
14% DP in 9 Months				<b>Php35,126</b>
Total Down Payment & R D				Php654,043
Balance (78%) at 6.985% Interest to Reprice in 3yrs)				Php1,761,318.00
<b>Monthly Payments</b>	<b>Principal &amp; Interest</b>	<b>*PagIbig Cont.&amp;MRI</b>	<b>Monthly Payments</b>	<b>Qualifying Monthly Gross Income</b>
In 5 Years	Php34,864	Php1,572	<b>Php36,436</b>	Php116,213
In 10 Years	Php20,437	Php1,572	<b>Php22,009</b>	Php68,123
In 15 Years	Php15,816	Php1,572	<b>Php17,388</b>	Php52,720
In 20 Years	Php13,640	Php1,572	<b>Php15,212</b>	Php45,467
In 25 Years	Php12,432	Php1,572	<b>Php14,004</b>	Php41,440
In 30 Years	Php11,700	Php1,572	<b>Php13,272</b>	Php39,000
<b>Mandatory Monthly Contribution (Savings) (Govt.Guaranteed &amp; Income Tax Free-Savings) *</b>				<b>Php850</b>

**OPTION B 25% Down Payment In 18 Months (0 interest) / Balance PagIbig**

T C P				Php2,258,100
Reservation Deposit				<b>Php25,000</b>
Down Payment 25% in 18 months/ 75% Balance thruPagIbig				<b>Php29,974</b>
Total Down Payment				Php564,525
Balance (75%) at 6.985% Int.Reprice in 3yrs)				Php1,693,575.00
<b>Monthly Payments</b>	<b>Principal &amp; Interest</b>	<b>*PagIbig Cont. &amp;MRI</b>	<b>Monthly Payments</b>	<b>Qualifying Monthly Gross Income</b>
In 5 Years	Php33,523	Php1,494	<b>Php35,017.37</b>	Php111,743
In 10 Years	Php19,651	Php1,494	<b>Php21,145.37</b>	Php65,503
In 15 Years	Php15,208	Php1,494	<b>Php16,702.37</b>	Php50,693
In 20 Years	Php13,115	Php1,494	<b>Php14,609.37</b>	Php43,717
In 25 Years	Php11,954	Php1,494	<b>Php13,448.37</b>	Php39,847
In 30 Years	Php11,250	Php1,494	<b>Php12,744.37</b>	Php37,500
<b>Mandatory Monthly Contribution(Savings)(Govt.Guaranteed &amp; Income Tax Free-Savings) *</b>				<b>Php800</b>

**Paalbia Financina reauires at least 20% equitv..**

**Monthly Fire Insurance Premium ( Zone 1- Class A ) is more or les** **Php211.70**

**PagIbig Processing Fee is Php2,000 / Interim Insurance for 3 months -Php3,460.05 payable upon approval.**

**This transaction is always Phl Peso denominated. Prices and terms of payment subject to change without prior notice. Reservation Fee of P25,000 is non-refundable. All installment payments shall be covered by Post Dated Checks payable to [REDACTED]. Developer reserves the right to correct, errors, discrepancies & omissions in the event that these are discovered prior to turn over/delivery date. Buyer will secure Bank or Pag Ibig financing. Club Ultima Membership Individual A is included- attached to the unit as Assignee (non-transferrable). Projected Delivery -Last Q-2015 Estimated closing costs, registration fees, legal & notarial costs, transfer taxes, documentary stamps, electric (VECO) and water meter deposits, handling & other expenses which is approximately: **Php225,810.00 For Buyers account****

**REQUIREMENTS TO PURCHASE:**

- 1) Reservation Form and Check of P25,000
- 2) Buyers Information Sheet
- 3) Two Valid ID's: Any of the following;
  - a) valid passport
  - b) driver's license
  - c) valid government ID w/ picture(SSS,GSIS,PRC)
  - OR d) employer's/ corporate ID with picture
- 4) Contract to Sell and Annex
- 5) PagIbig Application & Commitment letter
- 6) Any of:Contract(OFW)/Certificate of Employment/ITR
- 7) Club Ultima Membership Forms and Pictures for ID
- 8) Post Dated checks ( complete for all installments)