



Sample Computation



Client's Name:					House Unit Code		Reservation Date: February 05, 2023	
House Model:	ADORA	FLOOR AREA:	60.00	ADORA - Blk3 - Lot 14				
Block #:	3	LOT AREA:	86.72			AVAILABLE		
Lot #:	14							
Payment Terms	95% Spot - 5% Retention	Deffered Cash-3 Months	RFO TERM- 50% spot - 50% in 2mos	50% stretched in 3mos -50% Loan to Pagibig	20% in 3mos - 80% Bank Financing	10% in 3mos - 90% Bank Financing	MONTHS	PAYMENT SCHEDULE
Selling Price:	4,729,848.00	4,729,848.00	4,729,848.00	4,729,848.00	4,729,848.00	4,729,848.00		
Standard Discount:	(378,387.84)				-	-		
Additional Discount:	-	-	-					
TSP Net of Discount:	4,351,460.16	4,729,848.00	4,729,848.00	4,729,848.00	4,729,848.00	4,729,848.00		
Transfer Fee	283,790.88	283,790.88	283,790.88	283,790.88	283,790.88	283,790.88		
VAT:	522,175.22	567,581.76	567,581.76	567,581.76	567,581.76	567,581.76		
Total Contract Price:	5,157,426.26	5,581,220.64	5,581,220.64	5,581,220.64	5,581,220.64	5,581,220.64		
Reservation Fee	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00		February 05, 2023
Monthly Amortization	4,864,554.95	1,848,740.21	2,755,610.32	918,536.77	360,414.71	174,374.02	1	March 05, 2023
		1,848,740.21	1,395,305.16	918,536.77	360,414.71	174,374.02	2	April 05, 2023
		1,848,740.21	1,395,305.16	918,536.77	360,414.71	174,374.02	3	May 05, 2023
Turnover Balance	257,871.31	-	-	2,790,610.32	4,464,976.51	5,023,098.58		June 05, 2023
	0.05	-	-	0.50	0.80	0.90		

ESTIMATED BANK LOAN AMORTIZATION - 90% balance				
INTEREST RATE	10 YEARS	MONTHLY INCOME REQUIRED	15 YEARS	MONTHLY INCOME REQUIRED
5.50%	54,513.82	181,712.73	41,042.91	136,809.69
6.00%	55,766.69	185,688.96	42,387.76	141,292.53
6.50%	57,036.27	190,120.89	43,756.58	145,855.27
7.00%	58,322.43	194,408.11	45,149.03	150,496.77

Important Notes:

1. Reservation fee of is non-transferable/non-refundable.
2. Units with prices more than **P3,199,200.00** are subject to VAT. Penalties will apply for late payments.
3. Bank Financing/HDMF Financing are subject to the approval of the respective institution.
4. Prices and terms are subject to change without prior notice.
5. No broker or agent is authorized to receive or issue receipts for payments in behalf of the developer
6. Please make checks payable to **Juanito King & Sons, Inc.**
7. The Developer shall reserve the right to correct figures / typographical errors

Prepared By: _____
Broker Sales Officer

Acknowledged By: _____
Clients Name and Signature