



**PROJECT:** MOZZAFIATO  
**PHASE:** 1  
**BLOCK:** 3  
**LOT:** 8  
**REGULAR LOT**

**SCHEME OF PAYMENT**

<b>Lot Description</b>	
<b>Lot Area (sq.m.)</b>	400
<b>Price/sq. m. (Vat Exclusive)</b>	13,500.00
<b>TOTAL CONTRACT PRICE</b>	5,400,000.00
<b>RESERVATION FEE</b>	100,000.00

<b>1. OUTRIGHT TOTAL CONTRACT PRICE IN 30 DAYS</b>		
TOTAL CONTRACT PRICE		5,400,000.00
<b>Less: DISCOUNT</b>	<b>15%</b>	<b>810,000.00</b>
NET CONTRACT PRICE		4,590,000.00
Add: VAT	12%	550,800.00
GROSS CONTRACT PRICE		5,140,800.00
90% OF NET CONTRACT PRICE	90%	4,626,720.00
Less: RESERVATION FEE		100,000.00
BALANCE OF 90% OF THE NET CP		4,526,720.00
<b>10% OF THE NET CP PAYABLE</b>	<b>10%</b>	<b>514,080.00</b>
<b>UPON ISSUANCE OF TITLE</b>		

<b>2. OUTRIGHT 20% DOWNPAYMENT W/ PAYMENT HOLIDAY</b>		
TOTAL CONTRACT PRICE		5,400,000.00
Add: 12% VAT OF TCP	12%	648,000.00
GROSS CONTRACT PRICE		6,048,000.00
DOWNPAYMENT	20%	1,209,600.00
<b>Less: DISCOUNT on DP</b>	<b>10%</b>	<b>120,960.00</b>
RESERVATION FEE		100,000.00
NET DOWNPAYMENT		988,640.00
BALANCE	80%	4,838,400.00
<b>MONTHLY AMORTIZATION (1st Monthly Amort. payable on JANUARY 15, 2024)</b>		
3 YRS. @ 14%	0.03417763	165,365.04
5 YRS. @ 14%	0.02326825	112,581.10
7 YRS. @ 16%	0.01986206	96,100.59
10YRS. @ 18%	0.01801852	87,180.81

<b>3. 25% DOWNPAYMENT IN 12 MONTHS</b>		
TOTAL CONTRACT PRICE		5,400,000.00
Add: 12% VAT OF TCP	12%	648,000.00
GROSS CONTRACT PRICE		6,048,000.00
DOWNPAYMENT	25%	1,512,000.00
Less: RESERVATION FEE		100,000.00
NET DOWNPAYMENT		1,412,000.00
<b>12 EQUAL MONTHLY DP</b>		<b>117,666.67</b>
BALANCE	75%	4,536,000.00
<b>MONTHLY AMORTIZATION (1st Monthly Amort. payable 30 days after payment of DP)</b>		
3 YRS. @ 14%	0.03417763	155,029.73
5 YRS. @ 14%	0.02326825	105,544.78
7 YRS. @ 16%	0.01986206	90,094.30
10YRS. @ 18%	0.01801852	81,732.01

<b>4. TOTAL CONTRACT PRICE PAYABLE IN 24 MONTHS @ 0% INTEREST</b>		
TOTAL CONTRACT PRICE		5,400,000.00
Add: 12% VAT OF TCP	12%	648,000.00
GROSS CONTRACT PRICE		6,048,000.00
Less: RESERVATION FEE		100,000.00
NET CONTRACT PRICE		5,948,000.00
<b>24 MONTHLY PAYMENT</b>		<b>247,833.33</b>

<b>5. TOTAL CONTRACT PRICE PAYABLE IN 12 MONTHS @ 0% INTEREST</b>		
TOTAL CONTRACT PRICE		5,400,000.00
Add: 12% VAT OF TCP	12%	648,000.00
GROSS CONTRACT PRICE		6,048,000.00
<b>Less: DISCOUNT</b>	<b>5%</b>	<b>302,400.00</b>
RESERVATION FEE		100,000.00
NET CONTRACT PRICE		5,645,600.00
<b>12 MONTHLY PAYMENT</b>		<b>470,466.67</b>

**NOTE:**

1. Post-dated checks required.
2. All check payment must be payable to Active Realty & Development Corporation.
3. All Prices and payment schemes are subject to change without prior notice.
4. For Bank Financing- All Requirements should be submitted within 30 days after payment of reservation.
5. Miscellaneous Fee is not yet included in computation.