



**TOWN & COUNTRY**

**PROJECT:**

**SAN PABLO**

PHASE

**1**

BLOCK

**5**

LOT

**18**

**SCHEME OF PAYMENT**

**Lot Description**

**REGULAR LOT**

**Lot Area (sq.m.)**

112

**Price/sq. m. (Vat Exclusive)**

8,500.00

**TOTAL CONTRACT PRICE**

952,000.00

**RESERVATION FEE**

10,000.00

**1. OUTRIGHT CASH**

CONTRACT PRICE		952,000.00
Add: 12% VAT OF TCP	12%	114,240.00
<b>TOTAL CONTRACT PRICE</b>		<b>1,066,240.00</b>
<b>Less: DISCOUNT</b>	<b>15%</b>	<b>159,936.00</b>
TOTAL CONTRACT PRICE		906,304.00
LESS: RESERVATION FEE		10,000.00
<b>NET CONTRACT PRICE</b>		<b>896,304.00</b>

**2. OUTRIGHT DOWNPAYMENT WITH 10% DISCOUNT ON DP**

		<b>20% DOWNPAYMENT</b>	<b>10% DOWNPAYMENT</b>
CONTRACT PRICE		952,000.00	952,000.00
Add: 12% VAT OF TCP	12%	114,240.00	114,240.00
<b>TOTAL CONTRACT PRICE</b>		<b>1,066,240.00</b>	<b>1,066,240.00</b>
DOWNPAYMENT		213,248.00	106,624.00
<b>Less: DISCOUNT on DP</b>	<b>10%</b>	<b>21,324.80</b>	<b>10,662.40</b>
RESERVATION FEE		10,000.00	10,000.00
<b>ON THE 30TH DAY</b>		<b>181,923.20</b>	<b>85,961.60</b>
BALANCE		852,992.00	959,616.00

**MONTHLY AMORTIZATION**

*(1st monthly, payable on January 15, 2024 after payment of 20%DP only)*

*(1st monthly, payable in 30 days after payment of 10%DP)*

3 YRS. @ 14%	0.03417763	29,153.24	32,797.40
5 YRS. @ 14%	0.02326825	19,847.63	22,328.58
7 YRS. @ 16%	0.01986206	16,942.18	19,059.95
10YRS. @ 18%	0.01801852	15,369.65	17,290.86

**3. DOWNPAYMENT PAYABLE IN 2-6 MONTHS**

		<b>25% DOWNPAYMENT</b>	<b>10% DOWNPAYMENT</b>
CONTRACT PRICE		952,000.00	952,000.00
Add: 12% VAT OF TCP	12%	114,240.00	114,240.00
<b>NET CONTRACT PRICE</b>		<b>1,066,240.00</b>	<b>1,066,240.00</b>
<b>DOWNPAYMENT</b>		<b>266,560.00</b>	<b>106,624.00</b>
LESS: RESERVATION FEE		10,000.00	10,000.00
<b>NET DOWNPAYMENT</b>		<b>256,560.00</b>	<b>96,624.00</b>

**Schedule of DP Payment**

2 EQUAL MONTHLY DP		128,280.00	N/A
6 EQUAL MONTHLY DP	N/A		16,104.00
BALANCE		799,680.00	959,616.00

**MONTHLY AMORTIZATION** *(1st monthly, payable in 30 days after payment of DP)*

5 YRS. @ 14%	0.02326825	18,607.15	22,328.58
7 YRS. @ 16%	0.01986206	15,883.29	19,059.95
10YRS. @ 18%	0.01801852	14,409.05	17,290.86

**NOTE: \*All Prices and payment schemes are subject to change without prior notice.**

**\* Miscellaneous Fee is not yet included in computation.**