

	PROJECT:		THE ALCOVE
	PHASE		4
	SCHEME OF PAYMENT	BLOCK	4
	LOT		9
Lot Description	REGULAR LOT		
Lot Area (sq.m.)			433
Price/sq. m. (Vat Exclusive)			30,000.00
TOTAL CONTRACT PRICE			12,990,000.00
RESERVATION FEE			100,000.00
1. OUTRIGHT CASH			
CONTRACT PRICE			12,990,000.00
Add: 12% VAT OF TCP	12%		1,558,800.00
TOTAL CONTRACT PRICE			14,548,800.00
Less: DISCOUNT	10%		1,454,880.00
RESERVATION FEE			100,000.00
NET CONTRACT PRICE			12,993,920.00
2. OUTRIGHT 20% DOWNPAYMENT W/ PAYMENT HOLIDAY			
		20% DOWNPAYMENT	10% DOWNPAYMENT
CONTRACT PRICE		12,990,000.00	12,990,000.00
Add: 12% VAT OF TCP	12%	1,558,800.00	1,558,800.00
NET CONTRACT PRICE		14,548,800.00	14,548,800.00
DOWNPAYMENT		2,909,760.00	1,454,880.00
Less: DISCOUNT on DP	10%	290,976.00	145,488.00
RESERVATION FEE		100,000.00	100,000.00
ON THE 30TH DAY		2,518,784.00	1,209,392.00
BALANCE		11,639,040.00	13,093,920.00
MONTHLY AMORTIZATION			
<i>(1st monthly, payable on January 15, 2024 after payment of 20%DP)</i>			
<i>(1st monthly, payable in 30 days after payment of 10%DP)</i>			
3 YRS. @ 14%	0.03417763	397,794.80	447,519.15
5 YRS. @ 14%	0.02326825	270,820.09	304,672.60
7 YRS. @ 16%	0.01986206	231,175.31	260,072.22
10YRS. @ 18%	0.01801852	209,718.28	235,933.06
3. DOWNPAYMENT PAYABLE IN 2-6 MONTHS			
		25% DOWNPAYMENT	10% DOWNPAYMENT
CONTRACT PRICE		12,990,000.00	12,990,000.00
Add: 12% VAT OF TCP	12%	1,558,800.00	1,558,800.00
NET CONTRACT PRICE		14,548,800.00	14,548,800.00
DOWNPAYMENT		3,637,200.00	1,454,880.00
LESS: RESERVATION FEE		100,000.00	100,000.00
NET DOWNPAYMENT		3,537,200.00	1,354,880.00
Schedule of DP Payment			
2 EQUAL MONTHLY DP		1,768,600.00	N/A
6 EQUAL MONTHLY DP		N/A	225,813.33
BALANCE		10,911,600.00	13,093,920.00
MONTHLY AMORTIZATION <i>(1st monthly, payable in 30 days after payment of DP)</i>			
3 YRS. @ 14%	0.03417763	372,932.63	447,519.15
5 YRS. @ 14%	0.02326825	253,893.84	304,672.60
7 YRS. @ 16%	0.01986206	216,726.85	260,072.22
10YRS. @ 18%	0.01801852	196,610.88	235,933.06
4. TOTAL CONTRACT PRICE PAYABLE IN 24 MONTHS @ 0% INTEREST			
CONTRACT PRICE			12,990,000.00
Add: 12% VAT OF TCP	12%		1,558,800.00
TOTAL CONTRACT PRICE			14,548,800.00
RESERVATION FEE			100,000.00
NET CONTRACT PRICE			14,448,800.00
24 MONTHLY PAYMENT			602,033.33
5. 12 MONTHLY INSTALLMENT AT 0% INT. WITH 5% DISC. ON TCP			
CONTRACT PRICE			12,990,000.00
Add: 12% VAT OF TCP	12%		1,558,800.00
TOTAL CONTRACT PRICE			14,548,800.00
Less: DISCOUNT on TCP	5%		727,440.00
RESERVATION FEE			100,000.00
NET CONTRACT PRICE			13,721,360.00
12 MONTHLY PAYMENT			1,143,446.67
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. Miscellaneous Fee is not yet included in computation.			