

Property	GOLD RESIDENCES
Unit Number	GDR1B031818
Area (sqm)	25.42
Unit Type	1BR
View	Amenity
List Price	₱8,462,000.00
Reservation Fee	₱35,000.00
Other Charges	6.50%



**Cash - Full Payment in 30 Days**

**SELLING PRICE**

List Price		<b>₱8,462,000.00</b>
Less: Term Discount	15.00%	<u>₱1,269,300.00</u>
		<b>₱7,192,700.00</b>
Less: Intense Discount		₱0.00
Net List Price		<b>₱7,192,700.00</b>
Add: VAT	12.00%	<u>₱863,124.00</u>
NLP with VAT		<b>₱8,055,824.00</b>
Add: Other Charges	6.50%	<u>₱467,525.50</u>
<b>Total Amount Payable</b>		<b>₱8,523,349.50</b>

**PAYMENT SCHEDULE**

**Due Date**

Reservation Fee	October 23, 2023	₱35,000.00
Full Payment	November 23, 2023	₱8,488,349.50

**Standard 5-15**

**SELLING PRICE**

List Price		<b>₱8,462,000.00</b>
Less: Spot DP Discount	10.00%	<u>₱846,200.00</u>
		<b>₱7,615,800.00</b>
Less: Intense Discount		₱0.00
Net List Price		<b>₱7,615,800.00</b>
Add: VAT	12.00%	<u>₱913,896.00</u>
NLP with VAT		<b>₱8,529,696.00</b>
Add: Other Charges	6.50%	<u>₱495,027.00</u>
<b>Total Amount Payable</b>		<b>₱9,024,723.00</b>

**PAYMENT SCHEDULE**

**Due Date**

Reservation Fee	October 23, 2023	₱35,000.00
5% Down Payment payable in <b>1 month/s</b>	November 23, 2023 until November 23, 2023	₱416,236.15
15% Down Payment payable in <b>47 month/s</b>	December 23, 2023 until October 23, 2027	₱28,802.31
80% Balance	November 23, 2027	₱7,219,778.40

**Standard Stretch DP**

**SELLING PRICE**

List Price		<b>₱8,462,000.00</b>
Less: Special Discount		<u>₱0.00</u>
Net List Price		<b>₱8,462,000.00</b>
Add: VAT	12.00%	<u>₱1,015,440.00</u>
NLP with VAT		<b>₱9,477,440.00</b>
Add: Other Charges	6.50%	<u>₱550,030.00</u>
<b>Total Amount Payable</b>		<b>₱10,027,470.00</b>

**PAYMENT SCHEDULE**

**Due Date**

Reservation Fee	October 23, 2023	0
15% Down Payment payable in <b>48 month/s</b>	November 23, 2023 until October 23, 2027	₱31,335.84
85% Balance	November 23, 2027	₱8,523,349.50

**DISCLAIMER**

This sample computation is for general reference purposes only. Prices and terms herein are subject to change without notice. No contract shall be deemed established between the recipient hereof and SM Development Corporation based upon this information.

**Notes:**

VAT: For condominium, property is subject to VAT if NLP is ₱3,199,200 and above.  
OC: Standard rate is 6.5%. Change to 8.5% if through Pag-ibig.

Min n	15.00%
Max n	48