

Property	LIGHT 2 RESIDENCES
Unit Number	B011818
Area (sqm)	25.65
Unit Type	1BR w/balcony
View	Madison Street
List Price	₱6,771,000.00
Reservation Fee	₱35,000.00
Other Charges	6.50%



Cash - Full Payment in 30 Days

SELLING PRICE

List Price		₱6,771,000.00
Less: Term Discount	15.00%	-₱1,015,650.00
		₱5,755,350.00
Less: Nov. Intense Discount	10.00%	-₱575,535.00
Net List Price		₱5,179,815.00
Add: VAT	12.00%	₱621,577.80
NLP with VAT		₱5,801,392.80
Add: Other Charges	6.50%	₱336,687.98
Total Amount Payable		₱6,138,080.78

PAYMENT SCHEDULE

Due Date

Reservation Fee	November 20, 2023	₱35,000.00
Full Payment	December 20, 2023	₱6,103,080.78

Standard 5-15

SELLING PRICE

List Price		₱6,771,000.00
Less: Spot DP Discount	10.00%	-₱677,100.00
		₱6,093,900.00
Less: Nov. Intense Discount	10.00%	-₱609,390.00
Net List Price		₱5,484,510.00
Add: VAT	12.00%	₱658,141.20
NLP with VAT		₱6,142,651.20
Add: Other Charges	6.50%	₱356,493.15
Total Amount Payable		₱6,499,144.35

PAYMENT SCHEDULE

Due Date

Reservation Fee	November 20, 2023	₱35,000.00
5% Down Payment payable in 1 month/s	December 20, 2023 until December 20, 2023	₱289,957.22
15% Down Payment payable in 47 month/s	January 20, 2024 until November 20, 2027	₱20,741.95
80% Balance	December 20, 2027	₱5,199,315.48

Standard Stretch DP

SELLING PRICE

List Price		₱6,771,000.00
Less: Nov. Intense Discount	10.00%	-₱677,100.00
Net List Price		₱6,093,900.00
Add: VAT	12.00%	₱731,268.00
NLP with VAT		₱6,825,168.00
Add: Other Charges	6.50%	₱396,103.50
Total Amount Payable		₱7,221,271.50

PAYMENT SCHEDULE

Due Date

Reservation Fee	November 20, 2023	₱35,000.00
15% Down Payment payable in 48 month/s	December 20, 2023 until November 20, 2027	₱21,837.31
85% Balance	December 20, 2027	₱6,138,080.78

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 P3,199,200 and above.
OC: Standard rate is 6.5%. Change to 8.5% if through Pag-ibig.

Minimum DP	15.00%
Max months	48