



SAMPLE COMPUTATION
The Residences at the Westin Manila Sonata Place
June 2022



Payment Term: 25% DOWNPAYMENT PAYABLE OVER 48 MONTHS, 75% RETENTION ON THE 49TH MONTH

Unit Type	1 Bedroom	2 Bedroom	2 Bedroom	3 Bedroom
Unit	06L	23D	32D	42D
Unit View	West, Facing Sonata Private Residences	South, Facing Westin Hotel	South, Facing Westin Hotel / BGC	South, Facing Westin Hotel / BGC
Floor Area (in SQM)	56.93	133.22	114.28	193.49
Balcony (in SQM)	10.37	24.50	11.82	18.08
Gross Floor Area	67.30	157.72	126.10	211.57
Parking type	1 Regular Slot	1 Regular Slot	2 Regular Slots	2 Regular Slots
Parking level	Basement 5	Basement 4	Basement 5	Basement 1
Gross Unit Price	19,215,349.00	44,529,145.00	36,115,197.00	59,588,882.00
Less: Focus Unit Discount	(768,613.96)	(1,558,520.08)	(1,264,031.90)	(2,085,610.87)
Less: 0.5% Payment Scheme Discount	(96,076.75)	(222,645.73)	(180,575.99)	
Net Unit Price	18,350,658.30	42,747,979.20	34,670,589.12	57,503,271.13
Add: Parking Price	1,000,000.00	1,150,000.00	2,000,000.00	3,200,000.00
Net TCP of unit + parking	19,350,658.30	43,897,979.20	36,670,589.12	60,703,271.13
Price per SQM (unit)	272,669.51	271,037.15	274,945.20	271,793.12
25% Equity	4,837,664.57	10,974,494.80	9,167,647.28	15,175,817.78
Less: Reservation Fee (RF)	(100,000.00)	(100,000.00)	(100,000.00)	(100,000.00)
Total Equity Net of RF	4,737,664.57	10,874,494.80	9,167,647.28	15,075,817.78
48 Monthly Amortizations	98,701.35	226,551.98	190,992.65	314,079.54
75% Retention	14,512,993.72	32,923,484.40	27,502,941.84	45,527,453.35
5.0% Closing Fee* (unit)	917,532.91	2,137,398.96	1,733,529.46	2,875,163.56
1.5% Closing Fee* (parking)	15,000.00	17,250.00	30,000.00	48,000.00

FROM TO
7 16 2022 6 16 2026

DUE DATE
7 16 2026

DUE DATE
6 16 2026
6 16 2026

Remarks

*Focus Unit Discount Applicable: 1BR - 4%, 2BR/3BR: 3.5%

*Covers pertinent national and local government fees and charges, including, but not limited to, documentary stamp tax, notarial fees, transfer taxes, registration fees and other expenses connected with the execution of the Deed of Absolute Sales and the issuance or transfer of the corresponding Condominium Certificate of Title, as well as Condominium Corporation Membership fees and creditable condominium dues, and utility bonds (if applicable).

- For any discrepancy between this sample computation and that of the official pricelist, the latter shall prevail.
- Price, availability of unit and parking slot, and other details appearing herein are subject to change without prior notice.
- The Developer reserves the right to correct any errors appearing herein at anytime including, but not limited to, those resulting from typographical errors.
- The Total Contract Price does not include fees relevant to the sale such as turnover taxes, fees and expenses, and installation of certain utilities/services (including meter deposits, connection charges and the like) which are exclusively for the buyer's account.
- All areas are approximates (+ / -).