

Buyers Name:		Bldg & Unit No.:	B09 1206
Sellers / Realty Name:		Unit Type:	1 BEDROOM
Realty Name:		Area(sqgm) / View:	25.2 / AMENITY
TOTAL LIST PRICE:	Php 4,506,000.00	Turnover Date:	JUNE 2023



3rd Qtr 2019 Payment Terms

PAYMENT TERMS	100% Spot Cash in 30 Days	Deferred Cash - 100% in 48 Mos	Spot Downpayment		Spread Downpayment		Easy Payment Scheme		PROMO
			10% Spot, 90% in 48 Months	20% Spot, 80% in 48 Months	15% in 48 Months, 85% Cash/Bank	20% in 48 Months, 80% Cash/Bank	10% Spot, 10% in 47 Months, 80% Cash/Bank	20% Spot, 10% in 47 Months, 70% Cash/Bank	12% in 48 Months, 88% Cash/Bank
TOTAL LIST PRICE (TLP)	4,506,000.00	4,506,000.00	4,506,000.00	4,506,000.00	4,506,000.00	4,506,000.00	4,506,000.00	4,506,000.00	4,506,000.00
Standard Payment Discount	450,600.00	90,120.00	90,120.00	180,240.00	-	-	22,530.00	45,060.00	-
Promo Discount	-	-	-	-	-	-	-	-	-
Total Contract Price (TCP)	4,055,400.00	4,415,880.00	4,415,880.00	4,325,760.00	4,506,000.00	4,506,000.00	4,483,470.00	4,460,940.00	4,506,000.00
VAT (12%) IF TCP > 3,199,200	486,648.00	529,905.60	529,905.60	519,091.20	540,720.00	540,720.00	538,016.40	535,312.80	540,720.00
OTHER CHARGES: (6.5%)	263,601.00	287,032.20	287,032.20	281,174.40	292,890.00	292,890.00	291,425.55	289,961.10	292,890.00
TOTAL AMOUNT PAYABLE (TAP)	4,805,649.00	5,232,817.80	5,232,817.80	5,126,025.60	5,339,610.00	5,339,610.00	5,312,911.95	5,286,213.90	5,339,610.00
Spot Downpayment Rate	100%		10%	20%			10%	20%	5%
Amount	4,730,649.00		498,281.78	1,000,205.12			506,291.20	1,032,242.78	266,980.50
Down Payment Installment Rate		100.00%	90%	80%	15%	20%	10%	10%	12%
Amount		5,232,817.80	4,709,536.02	4,100,820.48	800,941.50	1,067,922.00	531,291.20	528,621.39	640,753.20
RESERVATION FEE	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Net Deferred Payment		5,207,817.80	4,709,536.02	4,100,820.48	775,941.50	1,042,922.00	531,291.20	528,621.39	615,753.20
INSTALLMENT OF		48	48	48	48	48	47	47	48
DP Monthly Payments		108,496.20	98,115.33	85,433.76	16,165.45	21,727.54	11,304.07	11,247.26	12,828.19
BALANCE %					85%	80%	80%	70%	88%
BALANCE AMOUNT					4,538,668.50	4,271,688.00	4,250,329.56	3,700,349.73	4,698,856.80
0 November 6, 2019	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
1 December 6, 2019	4,730,649.00	108,496.20	498,281.78	1,000,205.12	16,165.45	21,727.54	506,291.20	1,032,242.78	12,828.19
2 January 6, 2020		108,496.20	98,115.33	85,433.76	16,165.45	21,727.54	11,304.07	11,247.26	12,828.19
up to									
48 November 6, 2023		108,496.20	98,115.33	85,433.76	16,165.45	21,727.54	11,304.07	11,247.26	12,828.19
49 December 6, 2023	50,000.00		98,115.33	85,433.76	4,538,668.50	4,271,688.00	4,250,329.56	3,700,349.73	4,698,856.80
up to									
TOTAL PROCEEDS	4,805,649.00	5,232,817.80	5,232,817.80	5,126,025.60	5,339,610.00	5,339,610.00	5,312,911.95	5,286,213.90	5,339,610.00

FOR ANNOUNCEMENT PURPOSES ONLY!

Breakdown of other charges:

Registration Fee	1.28%
Doc Stamp Tax -BIR	1.50%
Transfer Tax – City Treasurer	0.75%
Legal Fees – Notary	0.15%
Water/Meralco Installation	1.55%
Miscellaneous Fee	0.27%
Real Property Tax (1-year)	1.00%
Total	6.50%

Option 1: Bank Financing (Indicative Rates)

Term	Factor Rate	Bank Amortization			
5 yrs(8%)	0.020276394	92,027.83	86,614.43	86,181.36	95,275.87
10 yrs(9.5%)	0.012939756	58,729.26	55,274.60	54,998.23	60,802.06
15 yrs(10%)	0.010746051	48,772.76	45,903.78	45,674.26	50,494.15
20years(10.25%)	0.009816434	44,553.54	41,932.74	41,723.08	46,126.02
25years(10.25%)	0.009263833	42,045.47	39,572.20	39,374.34	43,529.42

Note: *RESERVATION FEE - strictly non-refundable and cannot be credited to other units

*all checks payable to METRO SOUTH DAVAO PROPERTY

*This document does not constitute nor form part of any contract.