

**SAMPLE COMPUTATION**

PROJECT: RADIANCE MANILA BAY SOUTH TOWER  
DATE: July 21, 2020

**Payment Term:**

20% DOWNPAYMENT PAYABLE UP TO 28 MONTHS WITHOUT INTEREST; 80% ON 29TH MONTH

**Unit Type**

**Unit**

**Unit View**

Floor Area (in SQM)

Balcony (in SQM)

**Gross Floor Area**

Gross Unit Price

Less: Payment Scheme Discount

Less: **1.5%** Focus Unit Discount\*

**Net Total Contract Price**

Price per SQM

**20%** Monthly Amortization

Less: Reservation Fee (RF)

Total Net of RF

**28** Monthly Amortizations

**80%** Balance Payment

**6%** TTFE\*\*\* (Title Transfer Fees & Expenses)

Studio 07S	1-Bedroom 11A	1-Bedroom 14O	1-Bedroom 36O	Parking Podium 1
East, Facing makati skyline	North, Facing amenities & north tower	South, Facing Paranaque	South, Facing Paranaque	-
24.00	36.00	36.00	36.00	Regular Slot
-	4.00	4.00	4.00	-
24.00	40.00	40.00	40.00	
5,161,082.00	8,767,092.00	8,625,062.00	9,193,183.00	1,150,000.00
-			-	-
(77,416.23)	(131,506.38)	(129,375.93)	(137,897.75)	
<b>5,083,665.77</b>	<b>8,635,585.62</b>	<b>8,495,686.07</b>	<b>9,055,285.26</b>	<b>1,150,000.00</b>
PHP 211,819.41	PHP 215,889.64	PHP 212,392.15	PHP 226,382.13	
1,016,733.15	1,727,117.12	1,699,137.21	1,811,057.05	230,000.00
<b>(50,000.00)</b>	<b>(50,000.00)</b>	<b>(50,000.00)</b>	<b>(50,000.00)</b>	<b>(25,000.00)</b>
966,733.15	1,677,117.12	1,649,137.21	1,761,057.05	205,000.00
<b>34,526.18</b>	<b>59,897.04</b>	<b>58,897.76</b>	<b>62,894.89</b>	<b>7,321.43</b>
<b>4,066,932.62</b>	<b>6,908,468.50</b>	<b>6,796,548.86</b>	<b>7,244,228.20</b>	<b>920,000.00</b>
<b>305,019.95</b>	<b>518,135.14</b>	<b>509,741.16</b>	<b>543,317.12</b>	<b>69,000.00</b>

**Remarks**

\* Focus unit discount applicable: 1.5% to all units

\*\*\*Turnover Taxes, Fees and Expenses (TTFE), which is estimated at 6% of Total Contract Price will be charged, subject to adjustments at the time of title transfer. These shall cover 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).

1. The Developer reserves the right to make corrections resulting from typographical errors.
2. All prices and payment schemes are subject to change without prior notice.
3. Parking slots are not included in the quoted unit prices.
4. Prices do not include fees relevant to the sale such as Turn-over Taxes, Fees and Expenses.
5. All unit areas are approximately (+/-).