



# I·LAND RESIDENCES SUCAT

## SAMPLE COMPUTATION

Buyer: \_\_\_\_\_

List Price @  
**110k**

UNIT DESCRIPTION				
Bldg.	Unit	Level	Floor Area	Unit Type
Lime	723	7th Floor	44.05 sqm	2 Bedroom w/ Balcony
<b>LIST PRICE (Vat Ex)</b>		<b>4,381,654.00</b>		<b>Reservation Fee Date</b>
<b>Reservation Fee</b>		<b>20,000.00</b>		<b>09-Jul-20</b>
				<b>1st Payment Due Date</b>
				<b>10-Aug-20</b>

PAYMENT TERM: Spot Cash w/50k Retention Fee		
<b>LIST PRICE</b>	<b>4,381,654.00</b>	
10 10% Spot Cash Discount	438,165.40	
0	-	
0	-	
<b>NET LIST PRICE</b>	<b>3,943,488.60</b>	
VAT (If Applicable)	473,218.63	
<b>CONTRACT PRICE</b>	<b>4,416,707.23</b>	
Closing Fee	256,326.76	
<b>TOTAL CONTRACT PRICE</b>	<b>4,673,033.99</b>	
<b>SCHEDULE OF PAYMENT</b>		
Reservation Fee	20,000.00	09-Jul-20
Spot Cash	4,346,707.23	10-Aug-20
Closing Fee	256,326.76	10-Aug-20
Retention	50,000.00	10-Aug-23
	<b>4,673,033.99</b>	

PAYMENT TERM: 20% Spot DP w/ 10% Discount, 80% Spot or Bank Financing		
<b>LIST PRICE</b>	<b>4,381,654.00</b>	
10 10% Discount on Spot DP	87,633.08	
0	-	
0	-	
<b>NET LIST PRICE</b>	<b>4,294,020.92</b>	
VAT (If Applicable)	515,282.51	
<b>CONTRACT PRICE</b>	<b>4,809,303.43</b>	
Closing Fee	279,111.36	
<b>TOTAL CONTRACT PRICE</b>	<b>5,088,414.79</b>	
<b>SCHEDULE OF PAYMENT</b>		
Reservation Fee	20,000.00	09-Jul-20
20 20% Spot DP w/ 10% Discount	871,754.22	10-Aug-20
Closing Fee	279,111.36	10-Aug-20
80 80% Balance	3,917,549.21	10-Aug-23
	<b>5,088,414.79</b>	

Bank Letter of Guarantee must be submitted on or before 10-May-23

PAYMENT TERM: 10% Spot Downpayment, 10% Spread Downpayment payable in 35 mos., with One Time Closing Fee, 80% Cash or Bank Financing		
<b>LIST PRICE</b>	<b>4,381,654.00</b>	
10 10% Discount on Spot DP	43,816.54	
0	-	
0	-	
<b>NET LIST PRICE</b>	<b>4,337,837.46</b>	
VAT (If Applicable)	520,540.50	
<b>CONTRACT PRICE</b>	<b>4,858,377.96</b>	
Closing Fee	281,959.43	
<b>TOTAL CONTRACT PRICE</b>	<b>5,140,337.39</b>	
<b>SCHEDULE OF PAYMENT</b>		
Reservation Fee	20,000.00	09-Jul-20
10 10% Spot Downpayment	426,402.91	10-Aug-20
10 10% Spread Downpayment	490,219.45	10-Aug-20
35 payable in 35 mos	14,006.27	10-Sep-20 to 10-Jul-23
One Time Closing Fee	281,959.43	10-Jun-23
0 on 2nd to the last DPMA	281,959.43	10-Jun-23
80 80% Balance	3,921,755.60	10-Aug-23
	<b>5,140,337.39</b>	

Bank Letter of Guarantee must be submitted on or before 10-May-23

PAYMENT TERM: 20% Spread Downpayment payable in 32 mos., with One Time Closing Fee, 80% Cash or Bank Financing		
<b>LIST PRICE</b>	<b>4,381,654.00</b>	
0	-	
0	-	
0	-	
<b>NET LIST PRICE</b>	<b>4,381,654.00</b>	
VAT (If Applicable)	525,798.48	
<b>CONTRACT PRICE</b>	<b>4,907,452.48</b>	
Closing Fee	284,807.51	
<b>TOTAL CONTRACT PRICE</b>	<b>5,192,259.99</b>	
<b>SCHEDULE OF PAYMENT</b>		
Reservation Fee	20,000.00	09-Jul-20
20 20% Spread Downpayment	961,490.50	10-Aug-20
32 payable in 32 mos	30,046.58	10-Aug-20 to 10-Mar-23
One Time Closing Fee	284,807.51	10-Feb-23
0 on 2nd to the last DPMA	284,807.51	10-Feb-23
80 80% Balance	3,925,961.98	10-Apr-23
	<b>5,192,259.99</b>	

Bank Letter of Guarantee must be submitted on or before 10-Jan-23

STEP UP PROMO PAYTERM: 20% Spread Downpayment payable in 36 mos., with One Time Closing Fee, 80% Cash or Bank Financing		
<b>LIST PRICE</b>	<b>4,381,654.00</b>	
0	-	
0	-	
0	-	
<b>NET LIST PRICE</b>	<b>4,381,654.00</b>	
VAT (If Applicable)	525,798.48	
<b>CONTRACT PRICE</b>	<b>4,907,452.48</b>	
Closing Fee	284,807.51	
<b>TOTAL CONTRACT PRICE</b>	<b>5,192,259.99</b>	
<b>SCHEDULE OF PAYMENT</b>		
Reservation Fee	20,000.00	09-Jul-20
20 20% Spread Downpayment	961,490.50	10-Aug-20 to 10-Jul-23
36 payable in 36 mos	20,031.05	10-Aug-20 to 10-Jul-23
25 Year 1 (25% of Equity DP)	28,043.47	10-Aug-20 to 10-Jul-21
35 Year 2 (35% of Equity DP)	32,049.68	10-Aug-21 to 10-Jul-22
40 Year 3 (40% of Equity DP)	32,049.68	10-Aug-22 to 10-Jul-23
One Time Closing Fee	284,807.51	10-Jun-23
0 on 2nd to the last DPMA	284,807.51	10-Jun-23
Year 1 Total Monthly Payment	20,031.05	10-Aug-20 to 10-Jul-21
Year 2 Total Monthly Payment	28,043.47	10-Aug-21 to 10-Jul-22
Year 3 Total Monthly Payment	32,049.68	10-Aug-22 to 10-Jul-23
80 80% Balance	3,925,961.98	10-Aug-23
	<b>5,192,259.99</b>	

Bank Letter of Guarantee must be submitted on or before 10-May-23

**Promo Period is from April 1 to May 31, 2020 only and applicable to max of 2 sales per buyer; does not apply to bulk sale.**

EQO PROMO PAYTERM: 10% Spread DP payable in 32 months, 10% Spot DP on 36th month with Lumpsum Closing Fee, 80% Balance Cash or Bank Fin.		
<b>LIST PRICE</b>	<b>4,381,654.00</b>	
0	-	
0	-	
0	-	
<b>NET LIST PRICE</b>	<b>4,381,654.00</b>	
VAT (If Applicable)	525,798.48	
<b>CONTRACT PRICE</b>	<b>4,907,452.48</b>	
Closing Fee	284,807.51	
<b>TOTAL CONTRACT PRICE</b>	<b>5,192,259.99</b>	
<b>SCHEDULE OF PAYMENT</b>		
Reservation Fee	20,000.00	09-Jul-20
10 10% Spread DP	470,745.25	10-Aug-20
32 payable in 32 months	14,710.79	10-Aug-20 to 10-Apr-23
10 10% Spot DP (on 33th month)	490,745.25	10-Jul-23
Lumpsum Closing Fee	284,807.51	10-Jul-23
3 on every 12th month	94,935.84	10-Jul-23
80 80% Balance	3,925,961.98	10-Aug-23
	<b>5,192,259.99</b>	

Bank Letter of Guarantee must be submitted on or before 10-May-23

**Promo Period is from April 22 to May 31, 2020 and applicable to 50 units and 25 parking only.**

**NOTE:**

- Reservation Fee is non-transferable and non-refundable.
- Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
- All payments covering the due dates and amounts above should be made payable to ISOC LAND, INC.
- Developer has the right to make necessary corrections in this payment schedule in the event of error in pricing & computations.
- Late payments or any deviation from the above payment term may be subject to recomputation for possible penalties and/or adjustments as may be determined by ISOC Land.

Prepared by: \_\_\_\_\_ PROPERTY SPECIALIST / LICENSED BROKER \_\_\_\_\_ DATE \_\_\_\_\_

Noted by: \_\_\_\_\_ SALES MANAGER \_\_\_\_\_ DATE \_\_\_\_\_