



BARON TOWER  
191 WILSON STREET, SAN JUAN  
青山區龍的中心

DATE: January 12, 2021

CIRCULAR NO.:

**SAMPLE COMPUTATION**

CLIENT'S NAME	:		
PROJECT NAME	:		<u>Baron Tower</u>
UNIT NUMBER	:		<u>21-C</u>
TYPE	:		<u>1 BR</u>
LIVEABLE AREA	:		<u>42.34</u> SQM.
BALCONY AREA	:		<u>3.67</u> SQM.
GROSS AREA	:		<u>46.01</u> SQM.
DELIVERY	:		<u>FITTED</u>
TOTAL SELLING PRICE	:		<u>₱ 6,625,440.00</u>
Less: Promo Discount	:		<u>₱ 1,524,457.13</u>
NET SELLING PRICE	:		<u>₱ 5,100,982.87</u>
Add: Bank Fees	:	3.0%	<u>₱ 198,763.20</u>
Add: VAT (Based on zonal value)	:		<u>₱ 800,574.00</u>
Add: Legal & Misc. Fees	:		<u>₱ 366,929.75</u>
TOTAL CONTRACT PRICE	:		<u>₱ 6,467,249.82</u>
Equity down Payment	:	10%	<u>₱ 646,724.98</u>
less: Reservaton Fee	:		<u>₱ 50,000.00</u>
Net Equity Payment	:		<u>₱ 596,724.98</u>
Monthly Equity	:	5	<u>₱ 119,345.00</u>
FULL BALANCE (TCP)	:	90%	<u>₱ 5,820,524.84</u>

**Estimated Monthly Amortization**

Term	Interest Rate	Factor Rate	Amount	Income Requirement
5	7.0%	0.01980120	115,253.37	384,177.89
10	7.0%	0.01161085	67,581.23	225,270.76
15	7.0%	0.00898828	52,316.52	174,388.41
20	7.0%	0.00775299	45,126.47	150,421.56

Fixed for five (5) years

Sample Computation for Interest rate is at 8% fixed for five (5) years only

A. Prices are subject to change without prior notice.

B. Bank Fees rates may vary per bank.

**HIT DATES:**

**RESERVATION DATE**

1ST TO 5TH  
6TH TO 20TH  
21ST TO 30TH

**EQUITY DATE**

EVERY 5TH OF THE MONTH  
EVERY 20TH OF THE MONTH  
EVERY 30TH OF THE MONTH



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### SCHEDULE OF PAYMENTS

CLIENT'S NAME	:	_____
PROJECT NAME	:	<u>Baron Tower</u>
UNIT NUMBER	:	<u>21-C</u>
TYPE	:	<u>1 BR</u>
LIVEABLE AREA	:	<u>42.34</u> SQM.
BALCONY AREA	:	<u>3.67</u> SQM.
GROSS AREA	:	<u>46.01</u> SQM.
DELIVERY	:	<u>BARE</u>

PARTICULARS	SCHEDULE OF PAYMENTS	AMOUNT
Reservation Fee	01/12/21	₱ 50,000.00
1st Equity Payment	02/20/21	₱ 119,345.00
2nd Equity Payment	03/20/21	₱ 119,345.00
3rd Equity Payment	04/20/21	₱ 119,345.00
4th Equity Payment	05/20/21	₱ 119,345.00
5th Equity Payment	06/20/21	₱ 119,345.00
BALANCE	07/20/21	₱ 5,820,524.84
<b>TOTAL AMOUNT</b>		₱ <b>6,467,249.82</b>

Prepared by :

**CRISTY R. HERMOSO**

Signature over printed name

Conforme :

Signature over printed name (Buyer)

Checked by :

Signature over printed name