

# SKY ARTS

MANILA

SAMPLE PAYMENT COMPUTATION TEMPLATE			
JANUARY 2021			
FLOOR	R04	UNIT NUMBER	0029
UNIT TYPE	1 Bedroom	ORIENTATION	Manila Sunset
FLOOR AREA IN SQM	31.84	TIME & DATE COMPUTED	1/23/2021 8:40

	CONVERSION	
	PHILIPPINE PESO	US DOLLAR
TOTAL CONTRACT PRICE	7,237,584	141,913.41
RESERVATION FEE	30,000	588.24
BUYERS' PROMO	150,000	2,941.18

OPTION	REMARKS	AMOUNT	DUE DATE
SPOT CASH		7,237,584	141,913.41
<i>LESS: BUYER'S PROMO</i>		150,000	2,941.18
NET OF DISCOUNT		7,087,584	138,972.24
SPOT	100%	7,087,584	138,972.24
<i>LESS: RESERVATION FEE</i>		30,000	588.24
<i>LESS: DISCOUNT 6%</i>		352,579	6,913.32
AMOUNT DUE		6,705,005	131,470.68
			IF W/IN 30 DAYS

SPOT DOWN PAYMENT		7,237,584	141,913.41
<i>LESS: BUYER'S PROMO</i>		150,000	2,941.18
NET OF DISCOUNT		7,087,584	138,972.24
SPOT	15%	1,063,138	20,845.84
<i>LESS: RESERVATION FEE</i>		30,000	588.24
<i>LESS: DISCOUNT 6%</i>		51,357	1,007.00
AMOUNT DUE		981,781	19,250.60
			IF W/IN 30 DAYS
25%	59	30,032	588.87
60%	BALANCE	4,252,550	83,383.34
			UPON TURNOVER

REGULAR PAYMENT		7,237,584	141,913.41
<i>LESS: BUYER'S PROMO</i>		150,000	2,941.18
NET OF DISCOUNT		7,087,584	138,972.24
<i>LESS: RESERVATION FEE</i>		30,000	588.24
40%	60	46,751	916.68
60%	BALANCE	4,252,550	83,383.34
			UPON TURNOVER

BALLOON PAYMENT		7,237,584	141,913.41
<i>LESS: BUYER'S PROMO</i>		150,000	2,941.18
NET OF DISCOUNT		7,087,584	138,972.24
<i>LESS: RESERVATION FEE</i>		30,000	588.24
30%	60	34,938	685.06
10%	6	118,126	2,316.20
60%	BALANCE	4,252,550	83,383.34
			UPON TURNOVER
			ADDITIONAL FOR MOS 10,20,30,40, 50, 60

STEP-UP PAYMENT		7,237,584	141,913.41
<i>LESS: BUYER'S PROMO</i>		150,000	2,941.18
NET OF DISCOUNT		7,087,584	138,972.24
<i>LESS: RESERVATION FEE</i>		30,000	588.24
6%	12	32,938	645.84
7%	12	41,344	810.67
8%	12	47,251	926.48
9%	12	53,157	1,042.29
10%	12	59,063	1,158.10
60%	BALANCE	4,252,550	83,383.34
			UPON TURNOVER

INDICATIVE MONTHLY AMORTIZATION RATES (BASED ON 60% LA)			
BANK FINANCING	5 YEARS @ 10% INTEREST	90,354.13	1,771.65
	10 YEARS @ 10% INTEREST	56,197.77	1,101.92
	15 YEARS @ 10% INTEREST	45,698.12	896.04
IN-HOUSE FINANCING	5 YEARS @ 12% INTEREST	94,595.63	1,854.82
	10 YEARS @ 14% INTEREST	66,027.83	1,294.66

THE PREVAILING INTEREST RATE ON THE LOAN APPLICATION DATE WILL BE USED.

#### IMPORTANT

Above computation is for the purpose of illustration and is subject to availability and change without prior notice.

All payments should be directly payable to Vista Residences, Inc.

Reservation fee is non-refundable and non-transferable.

All transactions are processed in Philippine Peso, and any foreign currency presented herein are estimations only.

Only residential and office units are eligible to various forms of discount. Parking units are not eligible to have any form of discount.

Final exchange rate is determined during the date of actual payment to the office subject to the prevailing rates at the time.

**APPLICABLE TO PHILIPPINE PASSPORT HOLDER ONLY**