



PAYMENT SCHEDULE

Generated on 12/15/2020

Account Information

Name of Buyer : _____
Project : **The Enclave Alabang**
Unit Number : **Phase 2B Block 3 Lot 17**
Unit Type : **Lot**
Floor Area : **449.00 sq.m**
Payment Scheme : **Cash in 30 days**

Contract Price Information

Total List Price : 29,651,960.00
Less: 10% Cash Discount : (2,965,196.00)
Net Cash Discount : 26,686,764.00
Add: 12% VAT : 3,202,411.68
Add: 4% Registration Fees : 1,067,424.32
Gross Total Contract Price : 30,956,600.00

Payment Schedule

Month	Due Date	UNIT		TOTAL
		Reservation Fee	Balance	
		100%		
0	12/15/20	100,000.00		100,000.00
1	01/15/21		30,856,600.00	30,856,600.00

Important Notes:

Full payment & complete documentation are required prior to lot turnover.

*Other Charges are subject to change based on the government mandated rates & BIR ruling(s) prevailing at the time of registration of the Deed of Absolute Sale.

**These do not include expenses related to the application for various utilities (e.g. meter deposits), turnover fees, RPT & insurance.

***Time of registration of the Deed of Absolute Sale.

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Conforme:

Signature over Buyer's Name



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Account Information

Name of Buyer	:	
Project	:	The Enclave Alabang
Unit Number	:	Phase 2B Block 3 Lot 17
Unit Type	:	Lot
Floor Area	:	449.00 sq.m
Payment Scheme	:	Deferred Cash

Contract Price Information

Total List Price	:	29,651,960.00
Less: 4% Discount	:	(1,186,078.40)
Net Cash Discount	:	28,465,881.60
Add: 12% VAT	:	3,415,905.79
Add: 4% Registration Fees	:	1,138,612.61
Gross Total Contract Price	:	33,020,400.00

Payment Schedule

Month	Due Date	UNIT			TOTAL
		Reservation Fee	Spot DP	Balance	
		30%		70%	
0	12/15/20	100,000.00			100,000.00
1	01/15/21		9,806,120.00		9,806,120.00
2	02/15/21		-	963,095.00	963,095.00
3	03/15/21		-	963,095.00	963,095.00
4	04/15/21		-	963,095.00	963,095.00
5	05/15/21		-	963,095.00	963,095.00
6	06/15/21		-	963,095.00	963,095.00
7	07/15/21		-	963,095.00	963,095.00
8	08/15/21		-	963,095.00	963,095.00
9	09/15/21		-	963,095.00	963,095.00
10	10/15/21		-	963,095.00	963,095.00
11	11/15/21		-	963,095.00	963,095.00
12	12/15/21		-	963,095.00	963,095.00
13	01/15/22		-	963,095.00	963,095.00
14	02/15/22		-	963,095.00	963,095.00
15	03/15/22		-	963,095.00	963,095.00
16	04/15/22		-	963,095.00	963,095.00
17	05/15/22		-	963,095.00	963,095.00
18	06/15/22		-	963,095.00	963,095.00
19	07/15/22		-	963,095.00	963,095.00
20	08/15/22		-	963,095.00	963,095.00
21	09/15/22		-	963,095.00	963,095.00
22	10/15/22		-	963,095.00	963,095.00
23	11/15/22		-	963,095.00	963,095.00
24	12/15/22		-	963,095.00	963,095.00
25	01/15/23		-	963,095.00	963,095.00

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Name of Buyer	:	_____
Project	:	The Enclave Alabang
Unit Number	:	Phase 2B Block 3 Lot 17
Unit Type	:	Lot
Floor Area	:	449.00 sq.m
Payment Scheme	:	Bank Financing

Contract Price Information

Total List Price	:	29,651,960.00
Add: 12% VAT	:	3,558,235.20
Add: 4% Registration Fees	:	1,186,104.80
Gross Total Contract Price	:	34,396,300.00

Payment Schedule

Month	Due Date	UNIT				TOTAL
		Reservation Fee	Spot DP	Balance	Balance	
		10%		40%	50%	
0	12/15/20	100,000.00				100,000.00
1	01/15/21		3,339,630.00			3,339,630.00
2	02/15/21		-	598,196.52		598,196.52
3	03/15/21		-	598,196.52		598,196.52
4	04/15/21		-	598,196.52		598,196.52
5	05/15/21		-	598,196.52		598,196.52
6	06/15/21		-	598,196.52		598,196.52
7	07/15/21		-	598,196.52		598,196.52
8	08/15/21		-	598,196.52		598,196.52
9	09/15/21		-	598,196.52		598,196.52
10	10/15/21		-	598,196.52		598,196.52
11	11/15/21		-	598,196.52		598,196.52
12	12/15/21		-	598,196.52		598,196.52
13	01/15/22		-	598,196.52		598,196.52
14	02/15/22		-	598,196.52		598,196.52
15	03/15/22		-	598,196.52		598,196.52
16	04/15/22		-	598,196.52		598,196.52
17	05/15/22		-	598,196.52		598,196.52
18	06/15/22		-	598,196.52		598,196.52
19	07/15/22		-	598,196.52		598,196.52
20	08/15/22		-	598,196.52		598,196.52
21	09/15/22		-	598,196.52		598,196.52
22	10/15/22		-	598,196.52		598,196.52
23	11/15/22		-	598,196.52		598,196.52
24	12/15/22		-	598,196.52		598,196.52
25	01/15/23		-		17,198,150.00	17,198,150.00

Sample Computation for Bank Loan:

5 YRS - Approx interest rate at 8%	348,716.47
10 YRS - Approx interest rate at 10%	227,274.82
15 YRS - Approx interest rate at 11%	195,473.65

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