

SAMPLE COMPUTATION SHEET

Date	Sep-21	
Project	Torre Lorenzo Loyola	
Unit No.	3425	
Unit Type	1BR North	
Area (SQM)	38.25	
View / Orientation (Facing)	North (UP Dilliman)	
<b>Total List Price</b>	6,411,000	(c)
Value Added Tax (VAT)	12%	769,320
Titling and Miscellaneous Fee	6%	384,660 (c)
<b>Total Selling Price</b>	<b>7,564,980</b>	



OPTION 2 - SPOT PAYMENT TERMS		5% Spot	
Total List Price			6,411,000
Less: Discount	5%	-	16,028
<b>Discounted List Price</b>			<b>6,394,973</b>
Add: VAT (if applicable)	12%		767,397
Add: Titling and Miscellaneous Fees			383,698
<b>TOTAL CONTRACT PRICE (TCP) (a)</b>			<b>7,546,068</b>
Spot Down Payment	5%		377,303
Less: Reservation Fee		-	25,000
<b>Net Down Payment</b>			<b>352,303</b>
<b>15% Down Payment</b>	<b>28 months</b>		<b>40,425</b>
<b>80% Bank Financing</b>			<b>6,036,854</b>
Monthly for 5 years	@ 10.0% p.a.		128,265
Monthly for 10 years	@ 10.0% p.a.		79,777
Monthly for 15 years	@ 10.0% p.a.		64,872
Monthly for 20 years	@ 10.0% p.a.		58,257
<b>In-House Financing</b>			
Monthly for 5 years	@ 12.0% p.a.		134,286
Monthly for 8 years	@ 15.0% p.a.		108,334
Monthly for 10 years	@ 15.0% p.a.		97,396

OPTION 3 -10% IN 12 MOS., 10% IN 17 MOS., 80% BANK FINANCING			
Total List Price			6,411,000
Less: Discount			-
<b>Discounted List Price</b>			<b>6,411,000</b>
Add: VAT (if applicable)	12%		769,320
Add: Titling and Miscellaneous Fees			384,660
<b>TOTAL CONTRACT PRICE (TCP) (a)</b>			<b>7,564,980</b>
<b>10% 1st Down Payment</b>			<b>756,498</b>
Less: Reservation Fee		-	25,000
<b>Net Down Payment</b>			<b>731,498</b>
<b>Payable in</b>	<b>12 months</b>		<b>60,958</b>
<b>10% 2nd Down Payment</b>			<b>756,498</b>
<b>Payable in</b>	<b>17 months</b>		<b>44,500</b>
<b>80% Bank Financing (b)</b>			<b>6,051,984</b>
Monthly for 5 years	@ 10.0% p.a.		128,587
Monthly for 10 years	@ 10.0% p.a.		79,977
Monthly for 15 years	@ 10.0% p.a.		65,035
Monthly for 20 years	@ 10.0% p.a.		58,403
<b>In-House Financing</b>			
Monthly for 5-year term	@ 12.0% p.a.		134,623
Monthly for 8-year term	@ 15.0% p.a.		108,605
Monthly for 10-year term	@ 15.0% p.a.		97,640

OPTION 4 -10% IN 12 MOS. w/ LUMPUSUM, 10% IN 17 MOS. w/ LUMPUSUM, 80% BANK FINANCING			
Total List Price			6,411,000
Less: Discount			-
<b>Discounted List Price</b>			<b>6,411,000</b>
Add: VAT (if applicable)	12%		769,320
Add: Titling and Miscellaneous Fees			384,660
<b>TOTAL CONTRACT PRICE (TCP) (a)</b>			<b>7,564,980</b>
<b>10% 1st Down Payment</b>			<b>756,498</b>
Less: Reservation Fee		-	25,000
<b>Net Down Payment</b>			<b>731,498</b>
<b>Payable in</b>	<b>11 months</b>		<b>27,093</b>
<b>Lumpsum Amount on MA 12</b>			<b>433,480</b>
<b>10% 2nd Down Payment</b>			<b>756,498</b>
<b>Payable in</b>	<b>16 months</b>		<b>27,093</b>
<b>Lumpsum Amount on MA 24</b>			<b>323,018</b>
<b>80% Bank Financing (b)</b>			<b>6,051,984</b>
Monthly for 5 years	@ 10.0% p.a.		128,587
Monthly for 10 years	@ 10.0% p.a.		79,977
Monthly for 15 years	@ 10.0% p.a.		65,035
Monthly for 20 years	@ 10.0% p.a.		58,403
<b>In-House Financing</b>			
Monthly for 5-year term	@ 12.0% p.a.		134,623
Monthly for 8-year term	@ 15.0% p.a.		108,605
Monthly for 10-year term	@ 15.0% p.a.		97,640

HLURB LTS Number 034573 | Certificate of Registration Number 029487 | Completion Date: November 30, 2023 | Owner / Developer: Torre Lorenzo Loyola Development Corporation

Notes:

- a. TCP includes all applicable Taxes and Miscellaneous Fees.
- b. Rates used for computation of Bank Financing Amortization are indicative rates only, subject to bank's prevailing rate at the time of loan.
- c. Prices are subject to change without prior notice. Unit areas may change based on the final construction drawings.
- d. PROMO TERMS are valid until June 30, 2021 only.

BUYER'S SIGNATURE/S ABOVE PRINTED NAME/S

PROPERTY CONSULTANT'S SIGNATURE ABOVE PRINTED NAME

DATE SIGNED

SALES DIVISION/SALES CHANNEL