

SAMPLE COMPUTATION SHEET

Date	Sep-21	
Project	Torre Lorenzo Loyola	
Unit No.	1416	
Unit Type	Studio B	
Area (SQM)	21.00	
View / Orientation (Facing)	Loyola Village	
Total List Price	3,844,000	(c)
Value Added Tax (VAT)	12%	461,280
Titling and Miscellaneous Fee	6%	230,640 (c)
Total Selling Price	4,535,920	



OPTION 2 - SPOT PAYMENT TERMS		5% Spot	
Total List Price			3,844,000
Less: Discount	5%	-	9,610
Discounted List Price			3,834,390
Add: VAT (if applicable)	12%		460,127
Add: Titling and Miscellaneous Fees			230,063
TOTAL CONTRACT PRICE (TCP) (a)			4,524,580
Spot Down Payment	5%		226,229
Less: Reservation Fee		-	25,000
Net Down Payment			201,229
15% Down Payment	28 months		24,239
80% Bank Financing			3,619,664
Monthly for 5 years	@ 10.0% p.a.		76,907
Monthly for 10 years	@ 10.0% p.a.		47,834
Monthly for 15 years	@ 10.0% p.a.		38,897
Monthly for 20 years	@ 10.0% p.a.		34,931
In-House Financing			
Monthly for 5 years	@ 12.0% p.a.		80,517
Monthly for 8 years	@ 15.0% p.a.		64,956
Monthly for 10 years	@ 15.0% p.a.		58,398

OPTION 3 -10% IN 12 MOS., 10% IN 17 MOS., 80% BANK FINANCING			
Total List Price			3,844,000
Less: Discount			-
Discounted List Price			3,844,000
Add: VAT (if applicable)	12%		461,280
Add: Titling and Miscellaneous Fees			230,640
TOTAL CONTRACT PRICE (TCP) (a)			4,535,920
10% 1st Down Payment			453,592
Less: Reservation Fee		-	25,000
Net Down Payment			428,592
Payable in	12 months		35,716
10% 2nd Down Payment			453,592
Payable in	17 months		26,682
80% Bank Financing (b)			3,628,736
Monthly for 5 years	@ 10.0% p.a.		77,100
Monthly for 10 years	@ 10.0% p.a.		47,954
Monthly for 15 years	@ 10.0% p.a.		38,995
Monthly for 20 years	@ 10.0% p.a.		35,018
In-House Financing			
Monthly for 5-year term	@ 12.0% p.a.		80,719
Monthly for 8-year term	@ 15.0% p.a.		65,119
Monthly for 10-year term	@ 15.0% p.a.		58,544

OPTION 4 -10% IN 12 MOS. w/ LUMPUSUM, 10% IN 17 MOS. w/ LUMPUSUM, 80% BANK FINANCING			
Total List Price			3,844,000
Less: Discount			-
Discounted List Price			3,844,000
Add: VAT (if applicable)	12%		461,280
Add: Titling and Miscellaneous Fees			230,640
TOTAL CONTRACT PRICE (TCP) (a)			4,535,920
10% 1st Down Payment			453,592
Less: Reservation Fee		-	25,000
Net Down Payment			428,592
Payable in	11 months		15,874
Lumpsum Amount on MA 12			253,980
10% 2nd Down Payment			453,592
Payable in	16 months		15,874
Lumpsum Amount on MA 24			199,612
80% Bank Financing (b)			3,628,736
Monthly for 5 years	@ 10.0% p.a.		77,100
Monthly for 10 years	@ 10.0% p.a.		47,954
Monthly for 15 years	@ 10.0% p.a.		38,995
Monthly for 20 years	@ 10.0% p.a.		35,018
In-House Financing			
Monthly for 5-year term	@ 12.0% p.a.		80,719
Monthly for 8-year term	@ 15.0% p.a.		65,119
Monthly for 10-year term	@ 15.0% p.a.		58,544

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

