



**M PLACE PAYMENT TEMPLATE**

<b>NAME :</b>		<b>UNIT AREA :</b>	23.47
<b>DESCRIPTION :</b>	1BR	<b>UNIT :</b>	2130
<b>TLP :</b>	1,458,700	<b>TOWER :</b>	B
<b>BROKER :</b>	Reals Allied Realty	<b>DATE :</b>	25-Jan-2011

	1	2	3	4
<b>TERMS OF PAYMENT</b>	10% SPOT 90% PAYABLE IN 30 MONTHS	20% SPOT / 80% BALANCE	20% in 30 mos w/ 2.5% ON 6TH, 12TH, 18TH AND 24TH MONTH BALANCE LS	10% PD in 4 months 15% in 26 mos balance LS
<b>TOTAL LIST PRICE</b>	<b>1,458,700.00</b>	<b>1,458,700.00</b>	<b>1,458,700.00</b>	<b>1,458,700.00</b>
<b>DISCOUNT ON TLP</b>	3%	4%	0%	
<b>DISCOUNT AMOUNT</b>	43,761.00	58,348.00	0.00	0.00
<b>NET LP W/ DISC.</b>	1,414,939.00	1,400,352.00	1,458,700.00	1,458,700.00
<b>OTHER CHARGES: ( 5.5%)</b>	77,821.65	77,019.36	80,228.50	80,228.50
<b>VAT (12%)</b>	0.00	0.00	0.00	0.00
<b>Net TCP</b>	<b>1,492,760.65</b>	<b>1,477,371.36</b>	<b>1,538,928.50</b>	<b>1,538,928.50</b>
<b>DOWN PAYMENT %</b>	10%	20%	20%	10%
<b>DOWN PAYMENT AMOUNT</b>	149,276.06	295,474.27	307,785.70	153,892.85
<b>RESERVATION FEE</b>	15,000.00	15,000.00	15,000.00	15,000.00
<b>NET DOWN PAYMENT</b>	<b>134,276.06</b>	<b>280,474.27</b>	292,785.70	138,892.85
<b>INSTALLMENT OF</b>	-	-	<b>9,759.52</b>	<b>34,723.21</b>
<b>LUMPSUM PAYMENT</b>	-	-	38,473.21	-
<b>15% INSTALLMENT PAYABLE IN 26 MOS</b>	-	-	-	230,839.28
				<b>8,878.43</b>
<b>BALANCE %</b>	90%	80%	70%	75%
<b>BALANCE AMOUNT</b>	<b>1,343,484.58</b>	<b>1,181,897.09</b>	<b>1,077,249.95</b>	<b>1,154,196.38</b>
<b>BALANCE TERMS</b>	30	30	-	-

**M PLACE SOUTH TRIANGLE SAMPLE COMPUTATION**

<b>Month 0</b>	15,000.00	15,000.00	15,000.00	15,000.00
<b>Month 1</b>	134,276.06	280,474.27	9,759.52	34,723.21
<b>Month 2</b>	44,782.82	39,396.57	9,759.52	34,723.21
<b>Month 3</b>	44,782.82	39,396.57	9,759.52	34,723.21
<b>Month 4</b>	44,782.82	39,396.57	9,759.52	34,723.21
<b>Month 5</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 6</b>	44,782.82	39,396.57	48,232.74	8,878.43
<b>Month 7</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 8</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 9</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 10</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 11</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 12</b>	44,782.82	39,396.57	48,232.74	8,878.43
<b>Month 13</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 14</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 15</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 16</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 17</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 18</b>	44,782.82	39,396.57	48,232.74	8,878.43
<b>Month 19</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 20</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 21</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 22</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 23</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 24</b>	44,782.82	39,396.57	48,232.74	8,878.43
<b>Month 25</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 26</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 27</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 28</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 29</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 30</b>	44,782.82	39,396.57	9,759.52	8,878.43
<b>Month 31</b>	44,782.82	39,396.57	1,077,249.95	1,154,196.38
<b>TOTAL PROCEEDS</b>	1,492,760.65	1,477,371.36	1,538,928.50	1,538,928.50

<b>CONFORME:</b>		<b>Date:</b>	25-Jan-2011
<b>Buyer's Name:</b>	0	<b>Broker:</b>	Reals Allied Realty

**Bank Financing**

Term	Factor Rate
5 yrs(9.75%)	0.02112400
10 yrs(10.99%)	0.01376900
15 yrs(10.99%)	0.01135900

Approved by: \_\_\_\_\_

Approved by: \_\_\_\_\_

\* **OTHER CHARGES** = (Registration Fees, Documentary Stamp Tax from BIR, Transfer Tax Fees from City Treasurer's Office,

Water & Meralco Meter Installation, Handling Fees, Miscellaneous fees)

\* **RESERVATION FEE** = strictly non – refundable and cannot be credited to other units.

\* **all checks payable to SM DEVELOPMENT CORPORATION OR SMDC**

\* **This document does not constitute nor form part of any contract and is for information purposes only.**