


**DIVISION 1 PAYMENT TEMPLATE FOR GRASS TIFTON TOWER (2BR UNITS ONLY)**

	<b>NAME :</b>					
	<b>DESCRIPTION :</b>	GR-2921A; 2 BR with BALCONY; 46.56 SQM				
	<b>TCP :</b>	4,656,000				
	<b>BROKER :</b>					
	<b>DATE :</b>	March 1, 2012				
	<b>TOWER :</b>	TIFTON (TOWER 1)				
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
	<b>SPOT CASH</b>	<b>15 – 5 – 80</b>	<b>10 – 10 – 80</b>	<b>10 – 5 – 5 – 80</b>	<b>5 – 5 – 10 – 80</b>	<b>20 – 80</b>
<b>TOTAL LIST PRICE</b>	<b>4,656,000.00</b>	<b>4,656,000.00</b>	<b>4,656,000.00</b>	<b>4,656,000.00</b>	<b>4,656,000.00</b>	<b>4,656,000.00</b>
<b>DISCOUNT ON TLP</b>	9%	2%				
<b>DISCOUNT AMOUNT</b>	419,040.00	93,120.00				
<b>1ST DISCOUNT</b>	<b>4,236,960.00</b>	<b>4,562,880.00</b>	<b>4,656,000.00</b>	<b>4,656,000.00</b>	<b>4,656,000.00</b>	<b>4,656,000.00</b>
<b>PROMO DISCOUNT (10%)</b>	423,696.00	456,288.00	465,600.00	465,600.00	465,600.00	465,600.00
<b>NEW TLP</b>	<b>3,813,264.00</b>	<b>4,106,592.00</b>	<b>4,190,400.00</b>	<b>4,190,400.00</b>	<b>4,190,400.00</b>	<b>4,190,400.00</b>
<b>OTHER CHARGES: ( 5.5%)</b>	209,729.52	225,862.56	230,472.00	230,472.00	230,472.00	230,472.00
<b>VAT (12%) (only if above 3.199m)</b>	457,591.68	492,791.04	502,848.00	502,848.00	502,848.00	502,848.00
<b>NET TOTAL CONTRACT PRICE</b>	<b>4,480,585.20</b>	<b>4,825,245.60</b>	<b>4,923,720.00</b>	<b>4,923,720.00</b>	<b>4,923,720.00</b>	<b>4,923,720.00</b>
<b>DOWN PAYMENT %</b>		15%	10%	10%	5%	20%
<b>DOWN PAYMENT AMOUNT</b>		723,786.84	492,372.00	492,372.00	246,186.00	984,744.00
<b>RESERVATION FEE</b>	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
<b>NET DOWN PAYMENT</b>		<b>698,786.84</b>	<b>467,372.00</b>	<b>467,372.00</b>	<b>221,186.00</b>	<b>959,744.00</b>
<b>1ST INSTALLMENT %</b>		5%	10%	5%	5%	
<b>INSTALLMENT AMOUNT</b>		241,262.28	492,372.00	246,186.00	246,186.00	
<b>INSTALLMENT TERMS</b>		8	12	7	7	
<b>INSTALLMENT</b>		<b>30,158</b>	<b>41,031</b>	<b>35,169.43</b>	<b>35,169.43</b>	
<b>LUMPSUM PAYMENT OF %</b>				5%	10%	
<b>LUMPSUM PAYMENT</b>				<b>246,186.00</b>	<b>492,372.00</b>	
<b>BALANCE %</b>		80%	80%	80%	80%	80%
<b>BALANCE AMOUNT</b>		<b>3,860,196.48</b>	<b>3,938,976.00</b>	<b>3,938,976.00</b>	<b>3,938,976.00</b>	<b>3,938,976.00</b>
<b>Retention Fee (upon turnover)</b>						
<b>Month 0 (reservation)</b>	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
<b>Month 1</b>	4,455,585.20	698,786.84	467,372.00	467,372.00	221,186.00	79,978.67
<b>Month 2</b>		30,157.79	41,031.00	35,169.43	35,169.43	79,978.67
<b>Month 3</b>		30,157.79	41,031.00	35,169.43	35,169.43	79,978.67
<b>Month 4</b>		30,157.79	41,031.00	35,169.43	35,169.43	79,978.67
<b>Month 5</b>		30,157.79	41,031.00	35,169.43	35,169.43	79,978.67
<b>Month 6</b>		30,157.79	41,031.00	35,169.43	35,169.43	79,978.67
<b>Month 7</b>		30,157.79	41,031.00	35,169.43	35,169.43	79,978.67
<b>Month 8</b>		30,157.79	41,031.00	35,169.43	35,169.43	79,978.67
<b>Month 9</b>		30,157.79	41,031.00	246,186.00	492,372.00	79,978.67
<b>Month 10</b>		3,860,196.48	41,031.00	3,938,976.00	3,938,976.00	79,978.67
<b>Month 11</b>			41,031.00			79,978.67
<b>Month 12</b>			41,031.00			79,978.67
<b>Month 13</b>			41,031.00			3,938,976.00
<b>Month 14</b>			3,938,976.00			
<b>TOTAL PROCEEDS</b>	<b>4,480,585.20</b>	<b>4,825,245.60</b>	<b>4,923,720.00</b>	<b>4,923,720.00</b>	<b>4,923,720.00</b>	<b>4,923,720.00</b>
<b>CONFORME:</b>						<b>Date: Thursday, March 01, 2012</b>
<b>Buyer's Name:</b>	<b>0</b>					<b>Broker: Alfred Solitario/Reals Allied Realty</b>
<b>Bank Financing (Depends on bank rates)</b>						<b>Approved by: FREDALINE DADO</b>
<b>Term</b>	<b>Factor Rate</b>					<b>Broker Liaison Manager</b>
<b>5 yrs(9.75%)</b>	<b>0.02112400</b>					
<b>10 yrs(10.99%)</b>	<b>0.01376900</b>					
<b>15 yrs(10.99%)</b>	<b>0.01135900</b>					
<b>In house</b>						<b>Approved by: Vincent K. Raval</b>
<b>5 yrs(18%)</b>	<b>0.0253934</b>					<b>Broker Manager</b>
<p>* <b>OTHER CHARGES</b> = (Registration Fees, Documentary Stamp Tax from BIR, Transfer Tax Fees from City Treasurer's Office, Water &amp; Meralco Meter Installation, Handling Fees, Miscellaneous fees)</p> <p>* <b>All Additional Discounts shall be subject to approval.</b></p> <p>* <b>Any other payment schemes shall be subject to approval</b></p> <p>* <b>RESERVATION FEE</b> = strictly non – refundable and cannot be credited to other units.</p> <p>* <b>all checks payable to SM DEVELOPMENT CORPORATION</b></p> <p>*<b>This document does not constitute nor form part of any contract and is for information purposes only.</b></p>						