



UNIT NUMBER:	B 2006
UNIT TYPE:	1BR with Balcony
UNIT AREA (in sqm):	23.04
ORIENTATION:	Amenity View
LIST PRICE:	PHP 2,419,200
TURNOVER:	READY FOR OCCUPANCY

* FOR TOWER 1 (TIFTON TOWER) TEMPLATE ONLY *

	SPOT CASH	15% SPOT; 5% over 8 months; 80% bal (cash /BANK)	10% SPOT;10% 11 months; 80% CASH/bank	10% SPOT; 5% over 7 months; 5% lumpsum; 80% bal (cash /BANK)	5% SPOT, 5% over 7 months; 10% lumpsum; 80 bal.(cash or BANK)	20% over 12 mons; 80 bal.(cash or BANK)
LIST PRICE	PHP 2,419,200.00	PHP 2,419,200.00	PHP 2,419,200.00	PHP 2,419,200.00	PHP 2,419,200.00	PHP 2,419,200.00
DISCOUNT (1)	6%	1%	0%	0%	0%	0.0%
DISCOUNT AMOUNT (1)	145,152.00	24,192.00	-	-	-	-
DISCOUNTED LIST PRICE (1)	2,274,048.00	2,395,008.00	2,419,200.00	2,419,200.00	2,419,200.00	2,419,200.00
DISCOUNT (2)						
DISCOUNT AMOUNT (2)	-	-	-	-	-	-
DISCOUNTED LIST PRICE(2)	2,274,048.00	2,395,008.00	2,419,200.00	2,419,200.00	2,419,200.00	2,419,200.00
NET LIST PRICE	2,274,048.00	2,395,008.00	2,419,200.00	2,419,200.00	2,419,200.00	2,419,200.00
OTHER CHARGES	125,072.64	131,725.44	133,056.00	133,056.00	133,056.00	133,056.00
VAT (12%) - <i>if > P3,199,200</i>	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRACT PRICE	2,399,120.64	2,526,733.44	2,552,256.00	2,552,256.00	2,552,256.00	2,552,256.00
DOWN PAYMENT %	-	15%	10%	10%	5%	20%
DOWN PAYMENT AMOUNT	-	379,010.02	255,225.60	255,225.60	127,612.80	510,451.20
RESERVATION FEE	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
NET DOWN PAYMENT	-	354,010.02	230,225.60	230,225.60	102,612.80	485,451
INSTALLMENT %	-	5%	10%	5%	5%	
INSTALLMENT AMOUNT	-	126,336.67	255,225.60	127,612.80	127,612.80	485,451
INSTALLMENT TERMS	-	8 months	11 months	7 months	7 months	12 months
INSTALLMENT		15,792.08	23,202.33	18,230.40	18,230.40	40,454.27
DOWNPAYMENT 3				127,612.80	255,225.60	
BALANCE %	-	80%	80%	80%	80%	80%
BALANCE AMOUNT	2,374,120.64	2,021,386.75	2,041,804.80	2,041,804.80	2,041,804.80	2,041,804.80
Retention Fee						
SAMPLE PAYMENT SCHEDULE						
Month 0	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Month 1	2,374,120.64	354,010.02	230,225.60	230,225.60	102,612.80	40,454.27
Month 2		15,792.08	23,202.33	18,230.40	18,230.40	40,454.27
Month 3		15,792.08	23,202.33	18,230.40	18,230.40	40,454.27
Month 4		15,792.08	23,202.33	18,230.40	18,230.40	40,454.27
Month 5		15,792.08	23,202.33	18,230.40	18,230.40	40,454.27
Month 6		15,792.08	23,202.33	18,230.40	18,230.40	40,454.27
Month 7		15,792.08	23,202.33	18,230.40	18,230.40	40,454.27
Month 8		15,792.08	23,202.33	18,230.40	18,230.40	40,454.27
Month 9		15,792.08	23,202.33	127,612.80	255,225.60	40,454.27
Month 10		2,021,386.75	23,202.33	2,041,804.80	2,041,804.80	40,454.27
Month 11			23,202.33			40,454.27
Month 12			23,202.33			40,454.27
Month 13			2,041,804.80			2,041,804.80
TOTAL PROCEEDS	2,399,120.64	2,526,733.44	2,552,256.00	2,552,256.00	2,552,256.00	2,552,256.00
Bank Financing:					LOAN VALUE	
					2,021,387	2,041,804.80
					Bank Amortization	
Term	Interest Rate**	Factor Rate				
5 years	9.75%	0.021124240			42,700.26	43,132
10 years	10.99%	0.013769330			27,833.14	28,114
15 years	10.99%	0.011359688			22,962.32	23,194

** Prevailing bank rates apply at time of loan availment.

Notes:

* **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)

* Bank Charges or In-house financing processing fee, Insurances (MRI & FIRE) and Association Dues / Working Capital are not included in the Total Contract Price.

* All Additional Discounts shall be subject to approval.

* Any other payment schemes shall be subject to approval

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

* all checks payable to **SM DEVELOPMENT CORPORATION**

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