

	NAME :	SAMPLE		UNIT AREA:	12.50 SQM
	DESCRIPTION :	PARKING (Regular)		UNIT:	3Rd/5 <sup>th</sup> FLOOR-049
	TLP :	750,000		TOWER:	1
	BROKER :			DATE:	APRIL 2013
<b>A</b>					
TERMS	20% DP, Over 12 Months, 80% Lump sum	5 % Spot DP, 15 DP over 12 Months, 80% Lump sum	10% Spot DP, 90 BAL Over 12 Months	Deferred Cash /12 Months	SPOT
TOTAL LIST PRICE	750,000.00	750,000.00	750,000.00	750,000.00	750,000.00
DISCOUNT ON TLP		1%	2%	3%	5%
DISCOUNTED ON TLP		7,500.00	15,000.00	22,500.00	37,500.00
NET TLP	750,000.00	742,500.00	735,000.00	727,500.00	712,500.00
VALUE ADDED TAX (12%)	90,000.00	89,100.00	88,200.00	87,300.00	85,500.00
OTHER CHARGES: ( 5%)	37,500.00	37,125.00	36,750.00	36,375.00	35,625.00
NPV					
NET TCP	877,500.00	868,725.00	859,950.00	851,175.00	833,625.00
DOWN PAYMENT %	20%	5%	10%		
DOWNPAYMENT AMOUNT	175,500.00	43,436.25	85,995.00		
DISCOUNT ON DP					
RESERVATION FEE	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
NET DOWN PAYMENT	165,500.00	33,436.25	75,995.00	841,175.00	823,625.00
PAYABLE IN:	12	1	1	12	
BALANCE MONTHLY PAYMENT	165,500.00	130,308.75	773,955		
INSTALLMENT		15%			
INSTALLMENT AMOUNT	13,791.67	10,859.06			
PAYABLE IN:	12		12		
INSTALLMENT MONTHLY PAYMENT	13,791.67	10,859.06	64,496		
BALANCE %	80%	80%			
BALANCE AMOUNT	702,000.00	694,980.00	0.00		823,625.00
BALANCE TERMS	BF / Lump sum	BF / Lump sum			
Retention Fee					
Month 0	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Month 1	13,791.67	43,436.25	85,995.00	70,097.92	823,625.00
Month 2	13,791.67	10,859.06	64,496.25	70,097.92	
Month 3	13,791.67	10,859.06	64,496.25	70,097.92	
Month 4	13,791.67	10,859.06	64,496.25	70,097.92	
Month 5	13,791.67	10,859.06	64,496.25	70,097.92	
Month 6	13,791.67	10,859.06	64,496.25	70,097.92	
Month 7	13,791.67	10,859.06	64,496.25	70,097.92	
Month 8	13,791.67	10,859.06	64,496.25	70,097.92	
Month 9	13,791.67	10,859.06	64,496.25	70,097.92	
Month 10	13,791.67	10,859.06	64,496.25	70,097.92	
Month 11	13,791.67	10,859.06	64,496.25	70,097.92	
Month 12	13,791.67	10,859.06	64,496.25	70,097.92	
Month 13	702,000.00	694,980.00			
Month 14					
Month 15					
Month 16					
Month 17					
Month 18					
Month 19					
Month 20					
Month 21					
TOTAL PROCEEDS	877,500.00	867,865.94	805,453.75	851,175.00	833,625.00
CONFORME :		_____		Date :	_____
Buyer's Name :		SAMPLE		Broker :	_____
Bank Financing				Approved by :	_____
Term	Factor Rate	Monthly		Approved by :	_____
5 yrs(9.75%)	0.02112400	14,829.05			
10 yrs(10.99%)	0.01376900	9,665.84			
15 yrs(10.99%)	0.01135900	7,974.02			
In house					
5 yrs(18%)	0.0253934	17826.17			
10 yrs(18%)	0.0180185	12648.99			
<p>* OTHER CHARGES = (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>* All Additional Discounts shall be subject to approval.</p> <p>* Any other payment schemes shall be subject to approval</p> <p>* RESERVATION FEE = strictly non-refundable and cannot be credited to other units.</p> <p>* all checks payable to SM DEVELOPMENT CORPORATION</p> <p>*This document does not constitute nor form part of any contract and is for information purposes only.</p>					