



SM DEVELOPMENT CORPORATION
 PAYMENT SCHEME
 TOWER 2
 QUEZON CITY VIEW
 TOTAL LIST PRICE :

UNIT : 3515
 SQM : 40.58 SQM.
 UNIT TYPE : 2BR W BALCONY
 TURNOVER : 2014-4TH QUARTER

4,087,000

	A	B	C	D	E	
Payment Term	Spot Cash Payment	Deferred Cash Payment over 18 months	10% Spot DP 90% balance over 17 months	5% SPOT DP OVER 16 MONTHS, 80% LP/BANKFIN	20% DP over 17 months, 80% LP/Bank F	10% DP OVER 15 MONTHS, 90% LUMPSUMP/ BANKFIN
List Price	4,087,000	4,087,000	4,087,000	4,087,000	4,087,000	4,087,000.00
ABSOLUTE DISCOUNT / WEEKEND		0	0	0	0	0
NET ABSOLUTE DISCOUNT	4,087,000	4,087,000	4,087,000	4,087,000	4,087,000	4,087,000.00
Standard Discount	11%	4%	4%	0.5%		
Price Net of STANDARD Disc	449,570	163,480	163,480	20,435	0	0.00
NET ABSOLUTE DISCOUNT & STANDARD	3,637,430	3,923,520	3,923,520	4,066,565	4,087,000	4,087,000.00
EVENTS OR ADD.DISCOUNT (1.18.13)		0.0%	0.0%	0.0%	0.0%	0.0%
Discount on TLP(amount)	0	0	0	0	0	0.00
TOTAL DISCOUNT	449,570	163,480	163,480	20,435	0	0.00
NET OF DISCOUNT	3,637,430.00	3,923,520.00	3,923,520.00	4,066,565.00	4,087,000.00	4,087,000.00
REBATE		0%	0%	0%	0%	0%
	0.00	0.00	0.00	0.00	0.00	0.00
Net List Price	3,637,430	3,923,520	3,923,520	4,066,565	4,087,000	4,087,000.00
VAT- (F 3,199,200M)	436,492	470,822	470,822	487,988	490,440	436,491.60
OC-5.5% of Net TLP	200,059	215,794	215,794	223,661	224,785	224,785.00
TOTAL CONTRACT PRICE	4,273,980	4,610,136	4,610,136	4,778,214	4,802,225	4,748,276.60
20% ON TCP					960,445	
10% ON TCP			461,014			474,827.66
Balance	4,248,980	4,585,136	4,149,122		3,841,780	
11/1/2012	0	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
12/1/2012	1	4,198,980.25	254,729.78	436,013.60	213,910.69	55,026.18
1/1/2013	2		254,729.78	244,066.02	44,795.76	55,026.18
2/1/2013	3		254,729.78	244,066.02	44,795.76	55,026.18
3/1/2013	4		254,729.78	244,066.02	44,795.76	55,026.18
4/1/2013	5		254,729.78	244,066.02	44,795.76	55,026.18
5/1/2013	6		254,729.78	244,066.02	44,795.76	55,026.18
6/1/2013	7		254,729.78	244,066.02	44,795.76	55,026.18
7/1/2013	8		254,729.78	244,066.02	44,795.76	55,026.18
8/1/2013	9		254,729.78	244,066.02	44,795.76	55,026.18
9/1/2013	10		254,729.78	244,066.02	44,795.76	55,026.18
10/1/2013	11		254,729.78	244,066.02	44,795.76	55,026.18
11/1/2013	12		254,729.78	244,066.02	44,795.76	55,026.18
12/1/2013	13		254,729.78	244,066.02	44,795.76	55,026.18
1/1/2014	14		254,729.78	244,066.02	44,795.76	55,026.18
2/1/2014	15		254,729.78	244,066.02	44,795.76	55,026.18
3/1/2014	16	50,000(turnover)	254,729.78	244,066.02	44,795.76	55,026.18
4/1/2014	17		254,729.78	244,066.02	44,795.76	55,026.18
5/1/2014	18		254,729.78	244,066.02	3,822,571.10	3,841,780.00
6/1/2014						
7/1/2014						
8/1/2014						
9/1/2014						
10/1/2014						
11/1/2014						
12/1/2014						
Net TLP	4,223,980.25	4,610,136.00	4,610,136.00	4,778,213.88	4,802,225.00	4,748,276.60
	50,000.000	-	-	-	-	-

CONFORME : _____
 Buyer's Name : _____

Date : APRIL 2013
 Broker : Alfred M. Solitario | +63917.327.6415

Bank Financing

Term	Factor Rate
5 yrs(9.75%)	0.02112400 0.00
10 yrs(10.99%)	0.01376900 0.00
15 yrs(10.99%)	0.01135900 0.00

In house

5 yrs(18%)	0.0253934 0.00
10 yrs(18%)	0.0180185 0.00

Approved by : _____
 Broker Liaison Manager

* 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)
 * 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.

Breakdown of other charges:

Registration Fee	1.28%
Documentary Stamp Tax -BIR	1.50%
Transfer Tax Fee - City Treasurer	0.75%
Legal Fees - Notary	0.15%
Water/Meralco Installation	1.55%
Miscellaneous Fee	0.27%
Total	5.50%