

	NAME :	SAMPLE		UNIT AREA:	12.50 SQM 3Rd/5 th FLOOR-049 2 APRIL 2013
	DESCRIPTION :	PARKING (Regular)		UNIT:	
	TLP :	750,000		TOWER:	
	BROKER :			DATE:	
A					
TERMS	20% DP, Over 20 Months, 80% Lump sum	5 % Spot DP, 15 DP over 20 Months, 80% Lump sum	10% Spot DP, 90 BAL Over 20 Months	Deferred Cash /20 Months	SPOT
TOTAL LIST PRICE	750,000.00	750,000.00	750,000.00	750,000.00	750,000.00
DISCOUNT ON TLP		0.5%	1%	2%	5%
DISCOUNTED ON TLP		3,750.00	7,500.00	15,000.00	37,500.00
NET TLP	750,000.00	746,250.00	742,500.00	735,000.00	712,500.00
VALUE ADDED TAX (12%)	90,000.00	89,550.00	89,100.00	88,200.00	85,500.00
OTHER CHARGES: (5%)	37,500.00	37,312.50	37,125.00	36,750.00	35,625.00
NPV					
NET TCP	877,500.00	873,112.50	868,725.00	859,950.00	833,625.00
DOWN PAYMENT %	20%	5%	10%		
DOWNPAYMENT AMOUNT	175,500.00	43,655.63	86,872.50		
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	33,655.63	76,872.50	849,950.00	823,625.00
PAYABLE IN:	20	1	1	20	
BALANCE MONTHLY PAYMENT	165,500.00	130,966.88	781,853		
INSTALLMENT		15%			
INSTALLMENT AMOUNT	8,275.00	6,548.34			
PAYABLE IN:		20	20		
INSTALLMENT MONTHLY PAYMENT	8,275.00	6,548.34	39,093		
BALANCE %	80%	80%			
BALANCE AMOUNT	702,000.00	698,490.00	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	8,275.00	33,655.63	76,872.50	42,497.50	823,625.00
Month 2	8,275.00	6,548.34	39,092.63	42,497.50	
Month 3	8,275.00	6,548.34	39,092.63	42,497.50	
Month 4	8,275.00	6,548.34	39,092.63	42,497.50	
Month 5	8,275.00	6,548.34	39,092.63	42,497.50	
Month 6	8,275.00	6,548.34	39,092.63	42,497.50	
Month 7	8,275.00	6,548.34	39,092.63	42,497.50	
Month 8	8,275.00	6,548.34	39,092.63	42,497.50	
Month 9	8,275.00	6,548.34	39,092.63	42,497.50	
Month 10	8,275.00	6,548.34	39,092.63	42,497.50	
Month 11	8,275.00	6,548.34	39,092.63	42,497.50	
Month 12	8,275.00	6,548.34	39,092.63	42,497.50	
Month 13	8,275.00	6,548.34	39,092.63	42,497.50	
Month 14	8,275.00	6,548.34	39,092.63	42,497.50	
Month 15	8,275.00	6,548.34	39,092.63	42,497.50	
Month 16	8,275.00	6,548.34	39,092.63	42,497.50	
Month 17	8,275.00	6,548.34	39,092.63	42,497.50	
Month 18	8,275.00	6,548.34	39,092.63	42,497.50	
Month 19	8,275.00	6,548.34	39,092.63	42,497.50	
Month 20	8,275.00	6,548.34	39,092.63	42,497.50	
Month 21	702,000.00	6,548.34	39,092.63		
		698,490.00			
TOTAL PROCEEDS	877,500.00	873,112.50	868,725.00	859,950.00	833,625.00
CONFORME :		SAMPLE		Date :	
Buyer's Name :		SAMPLE		Broker :	Alfred Solitario
Bank Financing				Mobile # :	+639173276415
Term	Factor Rate	Monthly		Approved by :	
5 yrs(9.75%)	0.02112400	174.80		Approved by :	
10 yrs(10.99%)	0.01376900	113.94			
15 yrs(10.99%)	0.01135900	94.00			
In house					
5 yrs(18%)	0.0253934	210.13			
10 yrs(18%)	0.0180185	149.10			
<p>* 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)</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>					