

TOWER 4 PAYMENT TERMS

**STUDIO UNIT 702**  
**FINISHED UNIT**  
**Proposal for : Mr.**

<b>Area Sq. Meters</b>	<b>Area in Sq Feet</b>
<b>24.5</b>	<b>264.11</b>

<b>TOTAL CONTRACT PRICE ( T C P )</b>	<b>Php2,940,000</b>
	<b>PHIL PESO (Php)      US\$ (44.00/\$1)</b>

<b>OPTION 1 CASH ( 10% Discount)</b>			
T C P		Php2,940,000	<u>\$66,818.18</u>
10% Discount if fully paid in 30 days		Php294,000	<u>\$6,681.82</u>
Net T C P		Php2,646,000	<u>\$60,136.36</u>
Less: Reservation Deposit ( R D )		<b>Php25,000</b>	<u>\$568.18</u>
Net Amount Payable 30 Days after R D		<b>Php2,621,000</b>	<u>\$59,568.18</u>

<b>OPTION 2 Down Payment in 24 Months( 0 Interest) / Balance Financing</b>			
T C P		Php2,940,000	<u>\$66,818.18</u>
Reservation Deposit		<b>Php25,000</b>	<u>\$568.18</u>
Monthly Installment for <b>12 months after R D</b>		<b>Php10,000</b>	<u>\$227.27</u>
Monthly Installment in the <b>next 12 months</b>		<b>Php36,916.67</b>	<u>\$839.02</u>
20% D P - Total of 24 monthly installments Plus RD		Php588,000	<u>\$13,363.64</u>
Balance Payable or for Bank Financing		Php2,352,000	<u>\$53,454.55</u>
<b>5 YRS</b> at an assumed interest rate of 8%		Php47,692	<u>\$1,083.90</u>
<b>10 YRS</b> at an assumed rate of 8.5%		Php29,162	<u>\$662.78</u>
<b>15 YRS</b> at an assumed rate of 9%		<b>Php23,856</b>	<u>\$542.19</u>

<b>OPTION 3 20% IN 24 Monthly Installments ( 0 interest) / 80% Balance - Financing</b>			
T C P		Php2,940,000	<u>\$66,818.18</u>
Reservation Deposit		<b>Php25,000</b>	<u>\$568.18</u>
<b>20 %</b> in 24 monthly installments		<b>Php23,458</b>	<u>\$533.14</u>
D P - 20% in 24 Months & R D		Php588,000	<u>\$13,363.64</u>
<b>80%</b> Balance- or Financing		Php2,352,000	<u>\$53,454.55</u>
<b>5 YRS</b> at an assumed interest rate of 8%		Php47,692	<u>\$1,083.90</u>
<b>10 YRS</b> at an assumed rate of 9%		Php29,795	<u>\$677.16</u>
<b>15 YRS</b> at an assumed rate of 10%		<b>Php25,277</b>	<u>\$574.48</u>

<b>OPTION 4 Payable in 24 Equal Monthly Installments (0 interest)</b>			
T C P		Php2,940,000	<u>\$66,818.18</u>
Reservation Deposit		<b>Php25,000</b>	<u>\$568.18</u>
24 monthly installments (0 interest)		<b>Php121,458</b>	<u>\$2,760.42</u>

<b>OPTION 5 50% Down Payment in 30 DAYS (7% Discount on DP)/Balance in 24 Mo.(0 interest)</b>			
T C P		Php2,940,000	<u>\$66,818.18</u>
7% Discount of 50% DP		Php102,900	<u>\$2,338.64</u>
50% Down Payment less 7% Discount		Php1,367,100	<u>\$31,070.45</u>
Less Reservation Deposit		<b>Php25,000</b>	<u>\$568.18</u>
50% Net Down Payment in 30 Days		<b>Php1,342,100</b>	<u>\$30,502.27</u>
50% Balance Payable in Cash <b>OR</b>		<b>Php1,470,000</b>	<u>\$33,409.09</u>
Payable in 24 Months (0 Interest)		Php61,250	<u>\$1,392.05</u>

**Other Options : 20%/30% Down Payment Outright or Payable in 15 Months without interest and Balance Thru' Pagibig or Bank Financing**

*Note: Above Financing based on at least 20% equity. Some Banks or Financiers however requires at least 25% to 30% equity.*

**PARKING IS Php750,000 per Slot Payable in Cash or 24 Equal Monthly Installments (0 int.)**

## PagIbig Financing

### OPTION A 8% in 12 Months/14% in the next 12 Months (0 interest) /Balance Pag-Ibig

T C P			Php2,940,000	<b><u>\$66,818.18</u></b>
Reservation Deposit			<b>Php25,000</b>	<b><u>\$568.18</u></b>
<b>8% DP in 12 Months</b> less Reservation Deposit			<b>Php17,517</b>	<b><u>\$398.11</u></b>
<b>14% DP in 12 Months</b>			<b>Php34,300</b>	<b><u>\$779.55</u></b>
Total Down Payment			Php646,800	<b>Qualifying</b>
Balance (78%) at 6.985% Int.Reprice in 3yrs)			Php2,293,200.00	<b>Monthly</b>
<b>Monthly Payments</b>	<b>Principal&amp;Interest</b>	<b>PagIbig Cont.&amp;MRI</b>	<b>Monthly Payments</b>	<b>Gross Income</b>
In 5 Years	Php28,364	Php1,640	Php30,004	Php94,546
In 10 Years	Php16,627	Php1,640	Php18,267	Php55,422
In 15 Years	Php12,868	Php1,640	Php14,508	Php42,892
In 20 Years	Php11,097	Php1,640	Php12,737	Php36,989
In 25 Years	Php10,114	Php1,640	Php11,754	Php33,713
In 30 Years	Php9,519	Php1,640	<b>Php11,159</b>	Php31,730
<b>Mandatory Monthly Membership Contribution (Savings) (Govt.Guaranteed &amp; Income Tax Free-Savings)</b>				<b>Php700</b>

### OPTION B 23% Down Payment In 24 Months (0 interest) / Balance Pag-Ibig

T C P			Php2,940,000	<b><u>\$66,818.18</u></b>
Reservation Deposit			<b>Php25,000</b>	<b><u>\$568.18</u></b>
Down Payment <b>23%</b> in 24 months/ <b>77%</b> Balance thruPagIbig			<b>Php27,133</b>	<b><u>\$616.67</u></b>
Total Down Payment or 23%			Php676,200	<b>Qualifying</b>
Balance (77%) at 6.985% Int.Reprice in 3yrs)			Php2,263,800.00	<b>Monthly</b>
<b>Monthly Payments</b>	<b>Principal&amp;Interest</b>	<b>PagIbig Cont.&amp;MRI</b>	<b>Monthly Payments</b>	<b>Gross Income</b>
In 5 Years	Php27,637	Php1,578.16	Php29,214.75	Php92,122
In 10 Years	Php16,200	Php1,578.16	Php17,778.46	Php54,001
In 15 Years	Php12,538	Php1,578.16	Php14,115.91	Php41,793
In 20 Years	Php10,812	Php1,578.16	Php12,390.33	Php36,041
In 25 Years	Php9,855	Php1,578.16	Php11,432.87	Php32,849
In 30 Years	Php9,275	Php1,578.16	<b>Php10,853.07</b>	Php30,916
<b>Mandatory Monthly Contribution (Savings) (Govt.Guaranteed &amp; Income Tax Free-Savings)</b>				<b>Php650</b>

### OTHER OPTIONS: 20% OR 30% DownPayment- PAYABLE in 15 Equal Monthly Installments and BALANCE THRU' PAGIBIG FINANCING

**Please take Note that PagIbig Financing requires at least 20% equity.**

**Monthly Fire Insurance Premium ( Zone 1- Class A ) is more or less -----Php282.98**

**PagIbig Processing Fee is Php2,000 / Interim Insurance for 3 months -Php3,460.05 payable upon approval.**

*This transaction is always Phl Peso denominated. Prices & terms of payment subject to change w/out prior notice.*

*Reservation Fee of P25,000 is non-refundable. Installment payments shall be covered by Post Dated Checks payable to the Developer. The Developer reserves the right to correct, errors, discrepancies & omissions*

*in the event that this is discovered prior to turn over or delivery date. Buyer will secure Pag Ibig or Bank financing.*

*Projected Turn-Over date -Last Q 2016. Estimated Buyers Closing Costs- legal & notarial fees, registration fees, transfer taxes, doc stamps, electric & water meter deposits, & other miscellaneous expenses is **aPhp294,000.00***

#### REQUIREMENTS TO PURCHASE:

- 1) Reservation Form and Check of P25,000
- 2) Buyers Information Sheet
- 3) Two copies of Valid ID - any of the following:
  - a) valid passport
  - b) driver's license
  - c) valid government ID w/picture(SSS,GSIS,PRC)
  - OR d) employer's/ corporate ID with picture
- 4) Contract to Sell (4 sets of 4 pages)
- 5) Annex ( 4 pages)
- 6) PagIbig Application Forms & Commitment letter
- 7) Any of:Contract(OFW)/Cert.of Employment/Latest ITR
- 8) Post Dated checks ( complete for all installments)





















