

## Sample Computations

### STUDIO TYPE Residential Condominium

Price Starts @ Php 1, 518,000 to Php 1,656,000.00

8th Floor to 12th Floor

Reservation Fee: Php 30,000.00

TCP - Inclusive of Miscellaneous Fees and Taxes

**SAMPLE COMPUTATION** – Bank/Pag-ibig/In-House Financing

**Total Contract Price – Php 1,518,000.00**

**Loanable Amount: Php 1,150,000.00**

**Reservation Fee: Php 30,000.00**

**a) Bank Financing: 20/80**

20% Down payment– Php 303,600.00

Less: Reservation Php 30,000.00

Php 273,600.00– Payable 30 months at **Php 9,120.00 per Month**

Loanable Amount – Php 1,150,000.00 thru Bank

Estimated 15 years to pay – Php 11,833.50

Estimated 20 years to pay – Php 10,534.00

**Loan Difference: Php 64,400.00 (Lump Sum – 31st Month)**

**b) Pag-ibig Loan:**

Loanable Amount– Php 1,150,000.00 (Based on 3 year Reprising) Excluding Insurance

Estimated 20 years to pay– **Php 8,905.59/mo.** (Required GMI – Php 25,444.53/Month)

Estimated 25 years to pay– **Php 8,116.96/mo.** (Required GMI – Php 23,191.31/Month)

Estimated 30 years to pay– **Php 7,639.40/mo.** (Required GMI – Php 21,826.85/Month)

**Loan Difference: Php 64,400.00 (Lump Sum – 31st Month)**

### OTHER PAYMENT SCHEME:

Reservation Fee: Non-Refundable/Non-transferable

**1. Cash Payment– 5% Discount – within 30 days from date of Res Fee = Php 1,412,100.00**

**2. Cash Payment– 2.5% Discount– Full Payment of TCP w/n 12 mos. = Php 120,838.99/month**

**3. Cash Payment – Payable up to 36 mos. (No discount, No interest) = Php 41,333.00/month**

**4. Bank / Pagibig Financing (20/80)**

20% - Down Payment/Equity –Payable 30 months

Note: onetime payment of Down Payment or Equity – discount of 5%

80% Balance – Bank/Pag-big

\*Maximum loanable Amount – Php 1,220,000.00

**Accredited Banks:**

BDO; China Bank; Metrobank; BPI; RCBC; PS Bank and Bank of Commerce

**5) In-House Financing (20/80)**

20% Down Payment– Payable 30 months (Maximum Loanable: Php 1,220,000.00)

80% Balance – Minimum for 3 years and maximum of 5 years at 10% per annum  
straight...covered with PDC's)

**Note:** Buyers are required to secure a MRI and FI from reputable insurance company  
(if availing the In-House Financing term)

For Unit Reservations, please Call:

Mobile Numbers:

Sun Number: +63932.865.2976

Viber Number: +63917.327.6415

WhatsApp Number: +63917.327.6415

Globe Number: +63917.327.6415