LOT 12
NEWTOWN ESTATE, PARDO CEBU CITY

ALDEV LAND

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SAMPLE COMPUTATION FOR NEWTOWN ESTATE LOT 12

Client's Name:	N/A	Block No./Lot No.	12	Reservation Fee *(30 days hold)*	100,000.00
Address:		Lot Area	170 sq.m.	Equity Term	6
		Floor Area	238 sq.m.		
		Unit Type	Single Detached		
Salesperson/Broker:		No. of Rooms	4		
Realty:		No. of T&B	4		

All amounts are in Philippine Peso (Php)

Total Contract Price		**18,750,000.00**
Downpayment/Equity	**20%**	**3,750,000.00**
Balance	**80%**	**15,000,000.00**

OPTION 1:

Spot Cash: Full Payment of TCP, 5% Discount

Reservation Fee (Non-Transferable, Non-Refundable)		100,000.00
Total Contract Price	18,750,000.00	
Less: 5% Discount based on TSP	937,500.00	
Less: Resevation fee	100,000.00	
Full payment of Total Contract Price		**17,712,500.00**

OPTION 2:

Spot DP: Full Payment of 20%, 5% Discount based on Total Downpayment Price, 80% Bank Financing

Reservation Fee (Non-Transferable, Non-Refundable)		100,000.00
Downpayment	3,750,000.00	
Less: 5% Discount based on Downpayment	187,500.00	
Less: Reservation Fee	100,000.00	
Discounted Spot Downpayment		3,462,500.00
Remaining 80% to be financed by BANK		15,000,000.00
Full payment of Total Contract Price		**18,462,500.00**

OPTION 3:

6 months to pay 20%, 80% Bank Financing

Reservation Fee (Non-Transferable, Non-Refundable)		100,000.00
Total Downpayment Price	3,750,000.00	
Less: Reservation Fee	100,000.00	
	3,650,000.00	
Monthly Equity for 6 months		**608,333.33**
Remaining 80% to be financed by BANK		15,000,000.00

The following Bank Computation of 80% Balance is simply an estimate. Final Computation shall be prepared by BANK.
Bank Approximate Monthly

	FIXED interest Rate	
5 years	6.88%	267,200.00
10 years	9.50%	136,875.00
15 years	10.50%	92,083.33
20 years	12.00%	70,000.00

* Prices are Subject to change without prior notice.
* Resevation valid for 30 days. Required PDC's for equity payment, submit on or before 30 days after the RESERVATION.
* Prices does not include MRI, Fire Insurance, Credit Investigation Fees and other loan application charges by the bank.
* Prices does not include power, water, CATV and telephone application charges.
* Bank loan shall be processed only by Aldev Land Partner.

Shannen Marie Dorothy Hilapon
Prepared By:

Buyer's Conformity: