

Buyer's Sample Computation Sheet

Month: April Day: 23 Year 2025

Buyer's Name _____

Project Name **AMALFI**

Unit Description

Phase/ Building 3
Block/ Floor 4th
Unit No. U3415

Project Type **Condominium**

Product/ Unit Type **2BR**

Lot/ Unit Size **53.40 sqm**

Balcony **3.39 sqm**

PAYMENT TERM : **100% Spot Cash (payable within 30 days)**

List Price	<u>10,194,326.46</u>	100% Spot Cash	9,541,900
Less:		Less: Reservation Fee	<u>50,000</u>
Discount 20% on TLP	<u>2,038,865</u>	Net Spot Payment	9,491,900
Net List Price	8,155,461		
Add:			
12% VAT	978,655		
5% Miscellaneous Fees	407,773		
Total Contract Price	9,541,900		

PAYMENT TERM : **10% Spot DP 10% DP in 21 Months 80% Balance for Bank Financing**

List Price	<u>10,194,326.46</u>	Downpayment	2,027,660
Less:		Add: Processing Fee	-
Discount 15% on TLP	<u>1,529,149</u>	Total Downpayment	2,027,660
Net List Price	8,665,177	10% Spot Downpayment	1,013,830
Add:		Less: Reservation Fee	50,000
12% VAT	1,039,821	Net Spot Downpayment	963,830
5% Miscellaneous Fees	433,259	10% Balance Downpayment	1,013,830
Total Contract Price	10,138,300	Monthly Downpayment in 21 months	48,277.62
		80% Balance for Bank Financing	8,110,640

PAYMENT TERM : **5% Spot DP 5% DP in 18 Months 90% Balance for Bank Financing**

List Price	<u>10,194,326.46</u>	Downpayment	1,073,460
Less:		Add: Processing Fee	-
Discount 10% on TLP	<u>1,019,433</u>	Total Downpayment	1,073,460
Net List Price	9,174,894	5% Spot Downpayment	536,730
Add:		Less: Reservation Fee	50,000
12% VAT	1,100,987	Net Spot Downpayment	486,730
5% Miscellaneous Fees	458,745	5% Balance Downpayment	536,730
Total Contract Price	10,734,600	Monthly Downpayment in 18 months	29,818.33
		90% Balance for Bank Financing	9,661,140

PAYMENT TERM : **24 Months Deferred Cash**

List Price	<u>10,194,326.46</u>	Less: Reservation Fee	50,000
Less:		Balance for Deferred Payment	10,684,600
Discount 10% on TLP	<u>1,019,433</u>	(net of reservation)	
Net List Price	9,174,894	Insurance	-
Add:		Monthly Installment in 24 Months	445,191.67
12% VAT	1,100,987		
5% Miscellaneous Fees	458,745		
Total Contract Price	10,734,600		

PAYMENT TERM : **10% Downpayment in 18 Months 90% Balance for Bank Financing**

Unit List Price	<u>10,194,326.46</u>	10% Downpayment	1,133,100
Less:		Less: Reservation	50,000
Discount 5% on TLP	<u>509,716</u>	Net Downpayment	1,083,100
Net List Price	9,684,610	Monthly Downpayment in 18 months	60,172.22
Add:		90% Balance (payable thru bank financing)	10,197,900
12% VAT	1,162,153		
5% Miscellaneous Fees	484,231		
Total Contract Price	11,331,000		

Prepared by:

Direct Seller

In-house Group / Realty

Reviewed by:

Project Development

Conforme

Buyer

REMARKS: