

Buyer's Sample Computation Sheet

Month: April Day: 23 Year: 2025

Buyer's Name _____

Project Name **AMALFI**

Project Type **Condominium**

Unit Description

Phase/ Building **3**

Product/ Unit Type **3BR**

Block/ Floor **5**

Lot/ Unit Size **102.44 sqm**

Unit No. **U3515**

Balcony **6.78 sqm**

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

List Price	<u>22,809,498.84</u>	100% Spot Cash	<u>21,349,700</u>
Less:		Less: Reservation Fee	<u>50,000</u>
Discount 20% on TLP	<u>4,561,900</u>	Net Spot Payment	<u>21,299,700</u>
Net List Price	<u>18,247,599</u>		
Add:			
12% VAT	2,189,712		
5% Miscellaneous Fees	912,380		
Total Contract Price	<u>21,349,700</u>		

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

List Price	<u>22,809,498.84</u>	Downpayment	<u>4,536,800</u>
Less:		Add: Processing Fee	<u>-</u>
Discount 15% on TLP	<u>3,421,425</u>	Total Downpayment	<u>4,536,800</u>
Net List Price	<u>19,388,074</u>	10% Spot Downpayment	<u>2,268,400</u>
Add:		Less: Reservation Fee	<u>50,000</u>
12% VAT	2,326,569	Net Spot Downpayment	<u>2,218,400</u>
5% Miscellaneous Fees	969,404	10% Balance Downpayment	<u>2,268,400</u>
Total Contract Price	<u>22,684,000</u>	Monthly Downpayment in 21 months	<u>108,019.05</u>
		80% Balance for Bank Financing	<u>18,147,200</u>

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

List Price	<u>22,809,498.84</u>	Downpayment	<u>2,401,840</u>
Less:		Add: Processing Fee	<u>-</u>
Discount 10% on TLP	<u>2,280,950</u>	Total Downpayment	<u>2,401,840</u>
Net List Price	<u>20,528,549</u>	5% Spot Downpayment	<u>1,200,920</u>
Add:		Less: Reservation Fee	<u>50,000</u>
12% VAT	2,463,426	Net Spot Downpayment	<u>1,150,920</u>
5% Miscellaneous Fees	1,026,427	5% Balance Downpayment	<u>1,200,920</u>
Total Contract Price	<u>24,018,400</u>	Monthly Downpayment in 18 months	<u>66,717.78</u>
		90% Balance for Bank Financing	<u>21,616,560</u>

PAYMENT TERM : 24 Months Deferred Cash

List Price	<u>22,809,498.84</u>	Less: Reservation Fee	<u>50,000</u>
Less:		Balance for Deferred Payment	<u>23,968,400</u>
Discount 10% on TLP	<u>2,280,950</u>	(net of reservation)	
Net List Price	<u>20,528,549</u>	Insurance	<u>-</u>
Add:		Monthly Installment in 24 Months	<u>998,683.33</u>
12% VAT	2,463,426		
5% Miscellaneous Fees	1,026,427		
Total Contract Price	<u>24,018,400</u>		

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

Unit List Price	<u>22,809,498.84</u>	10% Downpayment	<u>2,535,280</u>
Less:		Less: Reservation	<u>50,000</u>
Discount 5% on TLP	<u>1,140,475</u>	Net Downpayment	<u>2,485,280</u>
Net List Price	<u>21,669,024</u>	Monthly Downpayment in 18 months	<u>138,071.11</u>
Add:		90% Balance (payable thru bank financing)	<u>22,817,520</u>
12% VAT	2,600,283		
5% Miscellaneous Fees	1,083,451		
Total Contract Price	<u>25,352,800</u>		

Prepared by:

Direct Seller

In-house Group / Realty

Reviewed by:

Project Development

Conforme

Buyer

REMARKS: