

SAMPLE COMPUTATION

PROJECT: The Residences at the Westin Manila Sonata Place
DATE: July 21, 2020

Payment Term:

25% DOWNPAYMENT PAYABLE UP TO 38 MONTHS WITHOUT INTEREST; 75% ON 39TH MONTH

Unit Type

Unit

Unit View

Floor Area (in SQM)

Balcony (in SQM)

Gross Floor Area

Parking type

Parking level

Gross Unit Price

Less: Focus unit discount*

Net Unit Price

Add: Parking Price

Net TCP of unit + parking

Price per SQM (unit)

	1 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom
	05L	27G	32E	41D
West, Facing Sonata Private Residences	South, Facing Westin Hotel	South, Facing Westin Hotel / BGC	South, Facing Westin Hotel / BGC	
Floor Area (in SQM)	56.93	78.28	96.53	193.49
Balcony (in SQM)	10.37	-	-	18.08
Gross Floor Area	67.30	78.28	96.53	211.57
Parking type	1 Regular Slot	1 Regular Slot	1 Tandem Slot	2 Regular Slots
Parking level	Basement 5	Basement 4	Basement 4	Basement 2
Gross Unit Price	17,003,470.00	20,659,103.00	23,431,779.00	50,485,329.00
Less: Focus unit discount*	(255,052.05)	(309,886.55)	(468,635.58)	(1,262,133.23)
Net Unit Price	16,748,417.95	20,349,216.46	22,963,143.42	49,223,195.78
Add: Parking Price	1,000,000.00	1,150,000.00	1,725,000.00	2,800,000.00
Net TCP of unit + parking	17,748,417.95	21,499,216.46	24,688,143.42	52,023,195.78
Price per SQM (unit)	PHP 248,862.08	PHP 259,954.22	PHP 237,886.08	PHP 232,656.78
Monthly Amortization	4,437,104.49	5,374,804.11	6,172,035.86	13,005,798.94
Less: Reservation Fee (RF)	(100,000.00)	(100,000.00)	(100,000.00)	(100,000.00)
Total Net of RF	4,337,104.49	5,274,804.11	6,072,035.86	12,905,798.94
38 Monthly Amortizations	114,134.33	138,810.63	159,790.42	339,626.29
Balance Payment	13,311,313.46	16,124,412.34	18,516,107.57	39,017,396.83
Unit TTFE** (Title Transfer Fees & Expenses)	837,420.90	1,017,460.82	1,148,157.17	2,461,159.79
Parking TTFE*** (Title Transfer Fees & Expenses)	15,000.00	17,250.00	25,875.00	42,000.00

25% Monthly Amortization

Less: Reservation Fee (RF)

Total Net of RF

38 Monthly Amortizations

75% Balance Payment

5.0% Unit TTFE** (Title Transfer Fees & Expenses)

1.5% Parking TTFE*** (Title Transfer Fees & Expenses)

Remarks

*Focus unit discount applicable: 1 Bedroom - 1.5%; 2 Bedroom - 2.0%; 3 Bedroom - 2.5%

**Turnover Taxes, Fees and Expenses (TTFE), which is estimated at 5% of Total Contract Price will be charged, subject to adjustments at the time of title transfer. These shall cover pertinent national and local government fees and charges, including, but not limited to, documentary stamp tax, notarial fees, transfer taxes, registration fees and other expenses connected with the execution of the Deed of Absolute Sales and the issuance or transfer of the corresponding Condominium Certificate of Title, as well as Condominium Corporation Membership fees and creditable condominium dues, and utility bonds (if applicable).

***Other charges for the Parking covers for Condominium Corporation membership fee and advance condominium dues, which is estimated to be 1.5% of Parking TCP, subject to adjustment at the time of turnover

1. The Developer reserves the right to make corrections resulting from typographical errors.
2. All prices and payment schemes are subject to change without prior notice.
3. Parking slots are included in the quoted unit prices.
4. Prices do not include fees relevant to the sale such as Turn-over Taxes, Fees and Expenses.
5. All unit areas are approximately (+/-).