



SAMPLE COMPUTATION

PROJECT: SIERRA VALLEY GARDENS BLDG 2
DATE: 17-Dec-20

Payment Term:

20% DOWNPAYMENT PAYABLE OVER 72 MONTHS, 80% RETENTION ON THE 73RD MONTH

Unit Type

Unit

Unit View

Floor Area (in SQM)

Balcony (in SQM)

Gross Floor Area

Gross Unit Price

Less: Unit type discount

Net of Unit type discount

Less: **2.0%** Pre Launch Discount

Net Total Contract Price

Price per SQM

20% Monthly Amortization

Less: Reservation Fee (RF)

Total Net of RF

72 Monthly Amortizations

80% Balance Payment

6% TTFF*** (Title Transfer Fees & Expenses)

	Studio	Studio	1 Bedroom	1 Bedroom	Parking
Unit	0211	1220	1224	1404	-
Unit View	North, Facing Private Property	North, Facing Private Property	North, Facing Private Property	East, Facing building 1 & clubhouse	Basement 1
Floor Area (in SQM)	22.00	32.00	33.00	33.00	-
Balcony (in SQM)	-	-	-	-	-
Gross Floor Area	22.00	32.00	33.00	33.00	-
Gross Unit Price	3,779,077.00	3,846,106.96	5,329,518.37	5,341,540.65	1,000,000.00
Less: Unit type discount	(100,000.00)	(100,000.00)	(150,000.00)	(150,000.00)	-
Net of Unit type discount	3,679,077.00	3,746,106.96	5,179,518.37	5,191,540.65	1,000,000.00
Less: 2.0% Pre Launch Discount	(73,581.54)	(74,922.14)	(103,590.37)	(103,830.81)	
Net Total Contract Price	3,605,495.46	3,671,184.82	5,075,928.00	5,087,709.84	1,000,000.00
Price per SQM	PHP 163,886.16	PHP 114,724.53	PHP 153,816.00	PHP 154,173.03	
20% Monthly Amortization	721,099.09	734,236.96	1,015,185.60	1,017,541.97	200,000.00
Less: Reservation Fee (RF)	(25,000.00)	(25,000.00)	(25,000.00)	(25,000.00)	(10,000.00)
Total Net of RF	696,099.09	709,236.96	990,185.60	992,541.97	190,000.00
72 Monthly Amortizations	9,668.04	9,850.51	13,752.58	13,785.31	2,638.89
80% Balance Payment	2,884,396.37	2,936,947.86	4,060,742.40	4,070,167.87	800,000.00
6% TTFF*** (Title Transfer Fees & Expenses)	216,329.73	220,271.09	304,555.68	305,262.59	60,000.00

Remarks

***Turnover Taxes, Fees and Expenses (TTFF), which is estimated at 6% 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).

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 not 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 (+/-).