

SAMPLE COMPUTATION

PROJECT: THE SAPPHIRE BLOC SOUTH TOWER
DATE: February 2021

Payment Term:

15% DOWNPAYMENT PAYABLE UP TO 78 MONTHS WITHOUT INTEREST; 85% ON 79TH MONTH

Unit Type
Unit

Unit View

Floor Area (in SQM)

Balcony (in SQM)

Gross Floor Area

Gross Unit Price

Less: 2.5% Pre launch discount

Net Total Contract Price

Price per SQM

15% Monthly Amortization

Less: Reservation Fee (RF)

Total Net of RF

78 Monthly Amortizations

85% Balance Payment

6% TTFE*** (Title Tranfer Fees & Expenses)

1 BEDROOM	1 BEDROOM	1 BEDROOM	EXECUTIVE 1 BEDROOM	Parking
MZP	04G	06F	09M	-
West, Facing Ortigas	East, Facing east tower	East, Facing east tower	North, Facing Amenity Area	Basement 5
32.00	36.00	37.00	49.50	-
-	-	-	-	-
32.00	36.00	37.00	49.50	-
7,470,062.00	8,349,600.00	8,764,628.00	11,400,825.00	1,000,000.00
(186,751.55)	(208,740.00)	(219,115.70)	(285,020.63)	
7,283,310.45	8,140,860.00	8,545,512.30	11,115,804.38	1,000,000.00
PHP 227,603.45	PHP 226,135.00	PHP 230,959.79	PHP 224,561.70	
1,092,496.57	1,221,129.00	1,281,826.85	1,667,370.66	150,000.00
(50,000.00)	(50,000.00)	(50,000.00)	(50,000.00)	(25,000.00)
1,042,496.57	1,171,129.00	1,231,826.85	1,617,370.66	125,000.00
13,365.34	15,014.47	15,792.65	20,735.52	1,602.56
6,190,813.88	6,919,731.00	7,263,685.46	9,448,433.72	850,000.00
436,998.63	488,451.60	512,730.74	666,948.26	

Remarks

***Turnover Taxes, Fees and Expenses (TTFE), 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 (+/-).