

# THE SPECTRUM ORTIGAS

## SAMPLE PAYMENT COMPUTATION TEMPLATE 2ND QUARTER OF 2020

FLOOR	24F	UNIT NUMBER	Unit 15
UNIT TYPE	1 Bedroom	ORIENTATION	Julia Vargas Avenue
FLOOR AREA IN SQM	40.85	TIME & DATE COMPUTED	1/23/2021 9:24

	CONVERSION
	PHILIPPINE PESO      US DOLLAR
	51.00
TOTAL CONTRACT PRICE	14,243,250      279,279.41
RESERVATION FEE	50,000      980.39
BUYERS' PROMO	150,000      2,941.18

OPTION	REMARKS	AMOUNT	DUE DATE
SPOT CASH		14,243,250	279,279.41
<i>LESS: BUYER'S PROMO</i>		150,000	2,941.18
NET OF DISCOUNT		14,093,250	276,338.24
SPOT	100%	14,093,250	276,338.24
<i>LESS: RESERVATION FEE</i>		50,000	980.39
<i>LESS: DISCOUNT</i>		701,663	13,758.09
AMOUNT DUE		13,341,588	261,599.75
IF W/IN 30 DAYS			

SPOT DOWN PAYMENT		14,243,250	279,279.41
<i>LESS: BUYER'S PROMO</i>		150,000	2,941.18
NET OF DISCOUNT		14,093,250	276,338.24
SPOT	15%	2,113,988	41,450.74
<i>LESS: RESERVATION FEE</i>		50,000	980.39
<i>LESS: DISCOUNT</i>		102,699	2,013.71
AMOUNT DUE		1,961,288	38,456.63
IF W/IN 30 DAYS			
15%	44	48,045	942.06
		MOS 2 TO 45	
70%	BALANCE	9,865,275	193,436.76
		UPON TURNOVER	

REGULAR PAYMENT		14,243,250	279,279.41
<i>LESS: BUYER'S PROMO</i>		150,000	2,941.18
NET OF DISCOUNT		14,093,250	276,338.24
<i>LESS: RESERVATION FEE</i>		50,000	980.39
10%	3	453,108	8,884.48
		MOS 1 TO 3	
20%	42	67,111	1,315.90
		MOS 4 TO 45	
70%	BALANCE	9,865,275	193,436.76
		UPON TURNOVER	

INDICATIVE MONTHLY AMORTIZATION RATES (BASED ON 70% LA)			
BANK FINANCING	5 YEARS @ 10% INTEREST	209,607.94	4,109.96
	10 YEARS @ 10% INTEREST	130,370.34	2,556.28
	15 YEARS @ 10% INTEREST	106,012.75	2,078.68
IN-HOUSE FINANCING	5 YEARS @ 12% INTEREST	219,447.59	4,302.89
	10 YEARS @ 14% INTEREST	153,174.61	3,003.42
THE PREVAILING INTEREST RATE ON THE LOAN APPLICATION DATE WILL BE USED.			

### IMPORTANT

Above computation is for the purpose of illustration and is subject to availability and change without prior notice.

All payments should be directly payable to Crown Asia Properties, Inc.

Reservation fee is non-refundable and non-transferable.

All transactions are processed in Philippine Peso, and any foreign currency presented herein are estimations only.

Only residential and office units are eligible to various forms of discount. Parking units are not eligible to have any form of discount.

Final exchange rate is determined during the date of actual payment to the office subject to the prevailing rates at the time.