

THE SPECTRUM

ORTIGAS

SAMPLE PAYMENT COMPUTATION TEMPLATE
2ND QUARTER OF 2020

FLOOR	12F	UNIT NUMBER	Unit 07
UNIT TYPE	Studio	ORIENTATION	East
FLOOR AREA IN SQM	21 sqm	TIME & DATE COMPUTED	1/23/2021 9:27

	CONVERSION
	PHILIPPINE PESO US DOLLAR
	51.00
TOTAL CONTRACT PRICE	7,118,200 139,572.55
RESERVATION FEE	30,000 588.24
BUYERS' PROMO	100,000 1,960.78

OPTION	REMARKS	AMOUNT	DUE DATE
SPOT CASH		7,118,200	139,572.55
	LESS: BUYER'S PROMO	100,000	1,960.78
	NET OF DISCOUNT	7,018,200	137,611.76
	SPOT	7,018,200	137,611.76
	LESS: RESERVATION FEE	30,000	588.24
	LESS: DISCOUNT	349,110	6,845.29
	AMOUNT DUE	6,639,090	130,178.24
			IF W/IN 30 DAYS

SPOT DOWN PAYMENT		7,118,200	139,572.55
	LESS: BUYER'S PROMO	100,000	1,960.78
	NET OF DISCOUNT	7,018,200	137,611.76
	SPOT	1,052,730	20,641.76
	LESS: RESERVATION FEE	30,000	588.24
	LESS: DISCOUNT	50,837	996.79
	AMOUNT DUE	971,894	19,056.74
			IF W/IN 30 DAYS
	15%	44	23,926
			469.13
			MOS 2 TO 45
	70%	BALANCE	4,912,740
			96,328.24
			UPON TURNOVER

REGULAR PAYMENT		7,118,200	139,572.55
	LESS: BUYER'S PROMO	100,000	1,960.78
	NET OF DISCOUNT	7,018,200	137,611.76
	LESS: RESERVATION FEE	30,000	588.24
	10%	3	223,940
			4,390.98
			MO 1 TO 3
	20%	42	33,420
			655.29
			MOS 4 TO 45
	70%	BALANCE	4,912,740
			96,328.24
			UPON TURNOVER

INDICATIVE MONTHLY AMORTIZATION RATES (BASED ON 70% LA)			
BANK FINANCING	5 YEARS @ 10% INTEREST	104,381.21	2,046.69
	10 YEARS @ 10% INTEREST	64,922.22	1,272.98
	15 YEARS @ 10% INTEREST	52,792.56	1,035.15
IN-HOUSE FINANCING	5 YEARS @ 12% INTEREST	109,281.19	2,142.77
	10 YEARS @ 14% INTEREST	76,278.36	1,495.65
			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.