

DIVISION 1 PAYMENT TEMPLATE FOR GRASS TOWER1 (1BR and 3BR UNITS ONLY)



NAME :
DESCRIPTION : 1 BR ; 36.69 SQM
TCP : 3,669,000
BROKER :
DATE : March 1, 2012
TOWER : TIFTON (TOWER 1)

| | A | B | C | D | E | F |
|----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| | SPOT CASH | 15 – 5 – 80 | 10 – 10 – 80 | 10 – 5 – 5 – 80 | 5 – 5 – 10 – 80 | 20 – 80 |
| TOTAL CONTRACT PRICE | 3,669,000.00 | 3,669,000.00 | 3,669,000.00 | 3,669,000.00 | 3,669,000.00 | 3,669,000.00 |
| DISCOUNT ON TCP | 9% | 2% | | | | |
| DISCOUNT AMOUNT | 330,210.00 | 73,380.00 | | | | |
| 1ST DISCOUNT | 3,338,790.00 | 3,595,620.00 | 3,669,000.00 | 3,669,000.00 | 3,669,000.00 | 3,669,000.00 |
| CONTRACT PRICE/DISCOUNTED | 3,338,790.00 | 3,595,620.00 | 3,669,000.00 | 3,669,000.00 | 3,669,000.00 | 3,669,000.00 |
| OTHER CHARGES: (5.5%) | 183,633.45 | 197,759.10 | 201,795.00 | 201,795.00 | 201,795.00 | 201,795.00 |
| VAT (12%) (only if above 2.5m) | 400,654.80 | 431,474.40 | 440,280.00 | 440,280.00 | 440,280.00 | 440,280.00 |
| NET TOTAL CONTRACT PRICE | 3,923,078.25 | 4,224,853.50 | 4,311,075.00 | 4,311,075.00 | 4,311,075.00 | 4,311,075.00 |
| DOWN PAYMENT % | | 15% | 10% | 10% | 5% | 20% |
| DOWN PAYMENT AMOUNT | | 633,728.03 | 431,107.50 | 431,107.50 | 215,553.75 | 862,215.00 |
| RESERVATION FEE | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 |
| NET DOWN PAYMENT | | 608,728.03 | 406,107.50 | 406,107.50 | 190,553.75 | 837,215.00 |
| 1ST INSTALLMENT % | | 5% | 10% | 5% | 5% | |
| INSTALLMENT AMOUNT | | 211,242.68 | 431,107.50 | 215,553.75 | 215,553.75 | |
| INSTALLMENT TERMS | | 8 | 12 | 7 | 7 | |
| INSTALLMENT | | 26,405 | 35,926 | 30,793.39 | 30,793.39 | |
| LUMPSUM PAYMENT OF % | | | | 5% | 10% | |
| LUMPSUM PAYMENT | | | | 215,553.75 | 431,107.50 | |
| BALANCE % | | 80% | 80% | 80% | 80% | 80% |
| BALANCE AMOUNT | | 3,379,882.80 | 3,448,860.00 | 3,448,860.00 | 3,448,860.00 | 3,448,860.00 |
| Retention Fee (upon turnover) | 50,000.00 | | | | | |
| Month 0 (reservation) | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 |
| Month 1 | 3,848,078.25 | 608,728.03 | 406,107.50 | 406,107.50 | 190,553.75 | 69,767.92 |
| Month 2 (upon turnover) | | 26,405.33 | 35,925.63 | 30,793.39 | 30,793.39 | 69,767.92 |
| Month 3 | 50,000.00 | 26,405.33 | 35,925.63 | 30,793.39 | 30,793.39 | 69,767.92 |
| Month 4 | | 26,405.33 | 35,925.63 | 30,793.39 | 30,793.39 | 69,767.92 |
| Month 5 | | 26,405.33 | 35,925.63 | 30,793.39 | 30,793.39 | 69,767.92 |
| Month 6 | | 26,405.33 | 35,925.63 | 30,793.39 | 30,793.39 | 69,767.92 |
| Month 7 | | 26,405.33 | 35,925.63 | 30,793.39 | 30,793.39 | 69,767.92 |
| Month 8 | | 26,405.33 | 35,925.63 | 30,793.39 | 30,793.39 | 69,767.92 |
| Month 9 | | 26,405.33 | 35,925.63 | 215,553.75 | 431,107.50 | 69,767.92 |
| Month 10 | | 3,379,882.80 | 35,925.63 | 3,448,860.00 | 3,448,860.00 | 69,767.92 |
| Month 11 | | | 35,925.63 | | | 69,767.92 |
| Month 12 | | | 35,925.63 | | | 69,767.92 |
| Month 13 | | | 35,925.63 | | | 3,448,860.00 |
| Month 14 | | | 3,448,860.00 | | | |
| TOTAL PROCEEDS | 3,923,078.25 | 4,224,853.50 | 4,311,075.00 | 4,311,075.00 | 4,311,075.00 | 4,311,075.00 |

CONFORME: _____ Date: **Thursday, March 01, 2012**

Buyer's Name: _____ **0** Broker: **Alfred Solitario/Reals Allied Realty**

Bank Financing (Depends on bank rates)

| Term | Factor Rate |
|----------------|-------------|
| 5 yrs(9.75%) | 0.02112400 |
| 10 yrs(10.99%) | 0.01376900 |
| 15 yrs(10.99%) | 0.01135900 |

Approved by: **FREDALINE DADO**
Broker Liaison Manager

Approved by: **Vincent K. Raval**
Broker Manager

In house

| | |
|------------|-----------|
| 5 yrs(18%) | 0.0253934 |
|------------|-----------|

* **OTHER CHARGES** = (Registration Fees, Documentary Stamp Tax from BIR, Transfer Tax Fees from City Treasurer's Office, Water & Meralco Meter Installation, Handling Fees, Miscellaneous fees)

* **All Additional Discounts shall be subject to approval.**

* **Any other payment schemes shall be subject to approval**

* **RESERVATION FEE** = strictly non – refundable and cannot be credited to other units.

* **all checks payable to SM DEVELOPMENT CORPORATION**

* **This document does not constitute nor form part of any contract and is for information purposes only.**



The good guys!