



UNIT NUMBER:	1832
UNIT TYPE:	1BR
UNIT AREA (in sqm):	24.21
ORIENTATION:	North View
LIST PRICE:	PHP 2,254,000
DATE:	3Q 2014

* FOR TOWER 2 (BAHIA TOWER) TEMPLATE ONLY *
 * FULLY FURNISHED

	SPOT CASH	10% SPOT; 90% over 25 months	20% SPOT; 80% over 25 months	10% SPOT; 10% over 15 months; 80 bal.(LS or BANK)	20% over 18 mons; 80 bal.(LS or BANK)
LIST PRICE	PHP 2,254,000.00	PHP 2,254,000.00	PHP 2,254,000.00	PHP 2,254,000.00	PHP 2,254,000.00
DISCOUNT (1)	8%	3%	4%	1%	0.0%
DISCOUNT AMOUNT (1)	180,320.00	67,620.00	90,160.00	22,540.00	-
DISCOUNTED LIST PRICE (1)	2,073,680.00	2,186,380.00	2,163,840.00	2,231,460.00	2,254,000.00
DISCOUNT (2)	0%	0%	0%	0%	0%
DISCOUNT AMOUNT (2)	-	-	-	-	-
DISCOUNTED LIST PRICE(2)	2,073,680.00	2,186,380.00	2,163,840.00	2,231,460.00	2,254,000.00
NET LIST PRICE	2,073,680.00	2,186,380.00	2,163,840.00	2,231,460.00	2,254,000.00
OTHER CHARGES	114,052.40	120,250.90	119,011.20	122,730.30	123,970.00
VAT (12%) - if > P3,199,200	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRACT PRICE	2,187,732.40	2,306,630.90	2,282,851.20	2,354,190.30	2,377,970.00
DOWN PAYMENT %	-	10%	20%	10%	20%
DOWN PAYMENT AMOUNT	-	230,663.09	456,570.24	235,419.03	475,594.00
RESERVATION FEE	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
NET DOWN PAYMENT	-	205,663.09	431,570.24	210,419.03	450,594
INSTALLMENT %	-	90%	80%	10%	-
INSTALLMENT AMOUNT	-	2,075,967.81	1,826,280.96	235,419.03	450,594
INSTALLMENT TERMS	-	25 months	25 months	15 months	18 months
INSTALLMENT	-	83,038.71	73,051.24	15,694.60	25,033.00
BALANCE %	-	-	-	80%	80%
BALANCE AMOUNT	2,112,732.40	-	-	1,883,352.24	1,902,376.00
Retention Fee (upon completion date)	50,000.00	-	-	-	-
SAMPLE PAYMENT SCHEDULE					
Month 0	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Month 1	2,112,732.40	205,663.09	431,570.24	210,419.03	25,033.00
Month 2	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 3	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 4	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 5	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 6	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 7	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 8	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 9	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 10	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 11	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 12	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 13	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 14	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 15	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 16	-	83,038.71	73,051.24	15,694.60	25,033.00
Month 17	-	83,038.71	73,051.24	1,883,352.24	25,033.00
Month 18	-	83,038.71	73,051.24	-	25,033.00
Month 19	-	83,038.71	73,051.24	-	1,902,376.00
Month 20	-	83,038.71	73,051.24	-	-
Month 21	-	83,038.71	73,051.24	-	-
Month 22	-	83,038.71	73,051.24	-	-
Month 23	-	83,038.71	73,051.24	-	-
Month 24	-	83,038.71	73,051.24	-	-
Month 25	-	83,038.71	73,051.24	-	-
Month 26	-	83,038.71	73,051.24	-	-
Month 27	-	-	-	-	-
Month 28	-	-	-	-	-
Month 29	-	-	-	-	-
Month 30	-	-	-	-	-
Month 31	-	-	-	-	-
Retention Fee (due upon completion date)	50,000.00	-	-	-	-
TOTAL PROCEEDS	2,187,732.40	2,306,630.90	2,282,851.20	2,354,190.30	2,377,970.00
Bank Financing:				LOAN VALUE	
				1,883,352	1,902,376.00
				Bank Amortization	
Term	Interest Rate**	Factor Rate			
5 years	9.75%	0.021124240		39,784.38	40,186
10 years	10.99%	0.013769330		25,932.50	26,194
15 years	10.99%	0.011359688		21,394.29	21,610

** Prevailing bank rates apply at time of loan avaiement.

Notes:

* 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)

* Bank Charges or In-house financing processing fee, Insurances (MRI & FIRE) and Association Dues / Working Capital are not included in the Total Contract Price.

* 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.