



COMPUTATION SHEET DATE: 11/15/22
 RESERVATION DATE: November 15, 2022
 CLIENT:
 ADDRESS:
 PROJECT: **SAGE RESIDENCES**
 BUILDING:
 Unit 4505
 AREA: 78 sqm 3 Bedrooms

RFO Date: Feb-28
 DP Period 62

TERMS: 10% in 1 month, 20% in 61 Months, 70% Balance Thru IH

	Unit		Closing Fees	
	PHP	USD	PHP	USD
LIST PRICE:	11,347,000.00	196,996.53		
Special Discount	-			
Net	11,347,000.00	196,996.53		
Regular Discount 2.0%	226,940.00	3,939.93		
Net	11,120,060.00	193,056.60		
Contract Price	11,120,060.00	193,056.60	10.5%	1,160,600.66
				20,149.32

Downpayment 1	<u>10%</u>	1,112,006.00	19,305.66		
Less Spot DP(Non-RFO)	<u>6.0%</u>	66,720.36	1,158.34		
Net Downpayment		1,045,285.64	18,147.32		
Less: Reservation Fee	on November 2022	20,000.00	347.22		
Net Downpayment		1,025,285.64	17,800.10		
Payable in 1 month	on December 2022	1,025,285.64	17,800.10		
Downpayment 2	<u>20%</u>	2,224,012.00	38,611.32		
Payable in 61 months	per month	36,459.21	632.97		
	January 2023 - January 2028				
BALANCE	<u>70%</u>	on February 2028	7,784,042.00	135,139.62	1,160,600.66
					20,149.32

Contract Price	11,120,060.00	193,056.60
Downpayment Discount	66,720	1,158
Net Contract Price	11,053,339.64	191,898.26
Closing Fees	1,160,600.66	20,149.32
TOTAL CONTRACT PRICE	12,213,940.30	212,047.57

Important:

a. Reservation fee is **NON REFUNDABLE** and valid for 30 days only. Failure to submit required documents within 30 days will cause **AUTOMATIC CANCELLATION** of reservation. (Please refer to Reservation Agreement for list of documents)

b. Payment Due Dates after Reservation Fee:

Reservation Date:	Start of DP/MA
1st to 7th	7th
8th to 15th	15th
15th-22nd	22nd
23rd-30th	30th (or 28th if Feb)

c. Downpayment should be fully covered by **POST DATED CHECKS**.

d. The 2% additional discount can be availed provided complete documents and requirements submitted within 30 (THIRTY) days from reservation date.

e. **CLOSING FEES:** This covers Documentary Stamp Tax, Transfer Fees, Registration Fees, Notarial & Documentation Fees and other administrative & handling fees in order to transfer title to buyer's name.

f. Condo dues: Upon unit turnover, buyer will be assessed of Joining fees, Meralco deposit, water meter deposit, association dues and other charges. Actual computation will be presented prior to turnover of unit

g. Prices are subject to change without prior notice. Unit areas may change based on the final construction drawings

Client:

Signature over printed name/ date signed

PC/SM/PSM:

MICHELLE MADARANG

Sales Channel

Division - LG