



SAMPLE COMPUTATION SHEET

COMPUTATION SHEET DATE: 11/15/22
 RESERVATION DATE: November 15, 2022
 CLIENT:
 ADDRESS:
 PROJECT: **FORTIS RESIDENCES**
 BUILDING:
 Unit 2016
 AREA: 100sqm 2 Bedrooms
 TERMS: 10% in 1 month, 20% in 59 Months, 70% Balance Thru IH

RFO Date: Dec-27
 DP Period 60

	Unit		Closing Fees	
	PHP	USD	PHP	USD
LIST PRICE:	24,695,000.00	428,732.64		
Special Discount	-			
Net	24,695,000.00	428,732.64		
Regular Discount 2.0%	493,900.00	8,574.65		
Net	24,201,100.00	420,157.99		
Contract Price	24,201,100.00	420,157.99	10.5%	2,525,868.81
				43,851.89

Downpayment 1	<u>10%</u>	2,420,110.00	42,015.80		
Less Spot DP(Non-RFO)	<u>6.0%</u>	145,206.60	2,520.95		
Net Downpayment		2,274,903.40	39,494.85		
Less: Reservation Fee	on November 2022	20,000.00	347.22		
Net Downpayment		2,254,903.40	39,147.63		
Payable in 1 month	on December 2022	2,254,903.40	39,147.63		
Downpayment 2	<u>20%</u>	4,840,220.00	84,031.60		
Payable in 59 months	per month	82,037.63	1,424.26		
	January 2023 - November 2027				
BALANCE	<u>70%</u>	on December 2027	16,940,770.00	294,110.59	2,525,868.81
					43,851.89

Contract Price	24,201,100.00	420,157.99
Downpayment Discount	145,207	2,521
Net Contract Price	24,055,893.40	417,637.04
Closing Fees	2,525,868.81	43,851.89
TOTAL CONTRACT PRICE	26,581,762.21	461,488.93

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