

DATE : 05-Aug-25

PAGE 1 of 3

STANDARD PACKAGE COMPUTATION				
CLIENT'S NAME	:			
PROJECT NAME/TOWER	:	NEWTOWNE DASMARINAS		
FLOOR/UNIT NUMBER	:	T1-2-19		
UNIT TYPE	:	1 BR Unit w/ Balcony		
FLOOR/LIVEABLE AREA	:	33.00	SQM.	
BALCONY AREA	:	3.24	SQM.	
TOTAL GROSS AREA	:	36.24	SQM.	
TOTAL SELLING PRICE	:	Php5,102,975.52		
Less: Promo Discount on TSP	:	0%	Php0.00	
NET SELLING PRICE	:	Php5,102,975.52		
Add: Legal & Misc. Fees	:	10.0%	Php510,297.55	
Add: VAT	:	12.0%	Php612,357.06	
TOTAL CONTRACT PRICE	:	Php6,225,630.13		
Equity DownPayment	:	17.50%	Php1,089,485.27	
less: Promo Discount on Equity	:		Php0.00	
less: Reservation Fee	:		Php20,000.00	
Net Equity Payment	:	Php1,069,485.27		
Monthly Equity	:	40	Php26,737.13	
FULL BALANCE (TCP)	:	82.5%	Php5,136,144.86	
Estimated Monthly Amortization				

Term	Interest Rate	Factor Rate	Amount	Income Requirement
5	7.5%	0.02003795	Php102,917.81	Php311,872.14
10	7.5%	0.01187018	Php60,966.95	Php184,748.33
15	7.5%	0.00927012	Php47,612.70	Php144,280.90
20	7.5%	0.00805593	Php41,376.43	Php125,383.13

Note:  
Sample Computation for Interest rate is at 8.5% fixed for Five (5) years only.  
A. Prices indicated herein are subject to change without prior notice.  
B. Financing Fees & Interest Rates indicated herein are just indicative and may vary per bank.

APPLICABLE PROMO/DISCOUNTS

CIRCULAR NO.	DESCRIPTION	DISCOUNT / PROMO INCLUSION

Prepared by:  
  
Date 05-Aug-25

Conformed:  
  
Date:

DATE :

05-Aug-25

PAGE

2 of 3

PAYMENT SCHEDULE

CLIENT'S NAME	:	
PROJECT NAME/TOWER	:	NEWTOWNE DASMARINAS
FLOOR/UNIT NUMBER	:	T1-2-19
UNIT TYPE	:	1 BR Unit w/ Balcony
FLOOR/LIVEABLE AREA	:	33.00 SQM.
BALCONY AREA	:	3.24 SQM.
TOTAL GROSS AREA	:	36.24 SQM.

PARTICULARS	DATE	AMOUNT	REMARKS
RESERVATION FEE	5-Aug-25	Php20,000.00	
1st EQUITY PAYMENT	5-Sep-25	Php26,737.13	
2nd EQUITY PAYMENT	5-Oct-25	Php26,737.13	
3rd EQUITY PAYMENT	5-Nov-25	Php26,737.13	
4th EQUITY PAYMENT	5-Dec-25	Php26,737.13	
5th EQUITY PAYMENT	5-Jan-26	Php26,737.13	
6th EQUITY PAYMENT	5-Feb-26	Php26,737.13	
7th EQUITY PAYMENT	5-Mar-26	Php26,737.13	
8th EQUITY PAYMENT	5-Apr-26	Php26,737.13	
9th EQUITY PAYMENT	5-May-26	Php26,737.13	
10th EQUITY PAYMENT	5-Jun-26	Php26,737.13	
11th EQUITY PAYMENT	5-Jul-26	Php26,737.13	
12th EQUITY PAYMENT	5-Aug-26	Php26,737.13	
13th EQUITY PAYMENT	5-Sep-26	Php26,737.13	
14th EQUITY PAYMENT	5-Oct-26	Php26,737.13	
15th EQUITY PAYMENT	5-Nov-26	Php26,737.13	
16th EQUITY PAYMENT	5-Dec-26	Php26,737.13	
17th EQUITY PAYMENT	5-Jan-27	Php26,737.13	
18th EQUITY PAYMENT	5-Feb-27	Php26,737.13	
19th EQUITY PAYMENT	5-Mar-27	Php26,737.13	
20th EQUITY PAYMENT	5-Apr-27	Php26,737.13	
21st EQUITY PAYMENT	5-May-27	Php26,737.13	
22nd EQUITY PAYMENT	5-Jun-27	Php26,737.13	
23rd EQUITY PAYMENT	5-Jul-27	Php26,737.13	
24th EQUITY PAYMENT	5-Aug-27	Php26,737.13	
25th EQUITY PAYMENT	5-Sep-27	Php26,737.13	
26th EQUITY PAYMENT	5-Oct-27	Php26,737.13	
27th EQUITY PAYMENT	5-Nov-27	Php26,737.13	
28th EQUITY PAYMENT	5-Dec-27	Php26,737.13	
29th EQUITY PAYMENT	5-Jan-28	Php26,737.13	
30th EQUITY PAYMENT	5-Feb-28	Php26,737.13	
31st EQUITY PAYMENT	5-Mar-28	Php26,737.13	
32nd EQUITY PAYMENT	5-Apr-28	Php26,737.13	
33rd EQUITY PAYMENT	5-May-28	Php26,737.13	
34th EQUITY PAYMENT	5-Jun-28	Php26,737.13	
35th EQUITY PAYMENT	5-Jul-28	Php26,737.13	
36th EQUITY PAYMENT	5-Aug-28	Php26,737.13	
37th EQUITY PAYMENT	5-Sep-28	Php26,737.13	
38th EQUITY PAYMENT	5-Oct-28	Php26,737.13	
39th EQUITY PAYMENT	5-Nov-28	Php26,737.13	
40th EQUITY PAYMENT	5-Dec-28	Php26,737.13	
BALANCE	5-Jan-29	Php5,136,144.86	

Prepared by:

Conformed:

Date

05-Aug-25

Date: