

Project Name: **9th Square**
 Address: **9th St., UPS 5, San Isidro, Paranaque**

Unit: Unit A
Lot Area: 72.6 sq.m, more or less
Floor Area: 128.39 sq.m, more or less



Per Unit Cost: **4,500,000.00**

Downpayment 15% **675,000.00**

No. of months int. free **5**

Payment Procedure:

July	2010	135,000.00
August	2010	135,000.00
September	2010	135,000.00
October	2010	135,000.00
November	15 2010	135,000.00

Sale Price	Php	4,500,000.00
Other Charges		0.00
Less: D/P		675,000.00
Balance	Php	<u>3,825,000.00</u>

Total Downpayment 675,000.00

Balance amortization: 3,825,000.00

November 15 2010 **Php** 3,825,000.00 (security check)

current bank rate **9.50%**
 based on Php 3,825,000.00

Other Charges

Move-in-charges	40,704.44 (more or less)
TCT Charges	119,396.00 (more or less)
Bank charges	<u>70,000.00 (more or less)</u>

5 yrs	80,332.12
10 yrs	49,494.57
15 yrs	39,941.59
20 yrs	35,654.02

Total Other Charges **Php** 230,100.44

Terms & Conditions:

- 1) Buyer shall submit 6 checks (including security check).
- 2) Should buyer opt to immediately move-in upon unit's turn-over, he must settle 10% of the selling price **equivalent to FOUR HUNDRED FIFTY THOUSAND PESOS ONLY (Php450,000.00) and settle the move-in charges.**
- 3) The balance of the purchase price amounting to PESOS: **Three million eight hundred twenty five thousand only (Php3,825,000.00)** shall be due and demandable without any need of prior demand or notice on Nov. 15, 2010. Payment of the aforesaid remaining balance shall be paid either in CASH or thru BANK FINANCING.
- 4) Above price does not include other charges for the account of the buyer namely **Reimbursement for Advances of Owner & Homeowner's Association Charges (payable before moving in), CCT Transfer Charges and Mortgage Charges (payable upon full payment of the purchase price or upon issuance of the bank guarantee)** and other pertinent charges relative for the account of the Buyer such as improvements and the likes.

Name of Buyer:

Lot Blk

9th Square II Unit A

4,500,000.00

STATEMENT OF ACCOUNT

(Move-In Charges)

Fire Extinguisher	2,500.00
Meralco (Meter, Service, Base Deposit)	12,000.00
Fire Insurance (*unexpired premium from turnover to term of insurance*)	6,000.00
One time membership fee	5,000.00
Monthly Association Dues (3 mos. Advance)	750.00
Water Meter Connection	8,454.44
Water Consumption Deposit	1,000.00
Miscellaneous Charges	<u>5,000.00</u>

GRAND TOTAL 40,704.44

Please pay the above mentioned amount to facilitate your occupancy permits. However, please be informed that occupancy permits will only be released to your goodselves as soon as payment for move-in charges have been fully settled.

STATEMENT OF ACCOUNT

(Transfer of TCT)

Documentary Stamp Tax	67,500.00
Transfer Tax	22,500.00
Registration Fee	24,396.00
Representation and Miscellaneous	<u>5,000.00</u>

GRAND TOTAL 119,396.00

Please pay the above mentioned amount to facilitate the transfer of title to your name. Release of your TCT is subject to full payment of the above fees and other pending fees/amounts with our office which remains unsettled to date.

Please make all checks payable to _____.

Certified Correct by :

*Lourdes F. Omega
Accounting Department*

**** Prices subject to change without prior notice

Project Name: **9th Square II**
 Address: *9th St., UPS 5, San Isidro, Paranaque*

Unit: Unit B/C/D/E
Lot Area: 52 - 53 sq.m, more or less
Floor Area: 101 - 102 sq.m, more or less

Per Unit Cost: **3,500,000.00**

Downpayment 15% **525,000.00**

No. of months int. free **5**



Payment Procedure:

July	2010	105,000.00
August	2010	105,000.00
September	2010	105,000.00
October	2010	105,000.00
November	15 2010	105,000.00

Total Downpayment 525,000.00

November 15 2010 **Php** 2,975,000.00 (security check)

Other Charges

Move-in-charges	40,704.44 (more or less)
TCT charges	94,896.00 (more or less)
Bank charges	60,000.00 (more or less)

Total Other Charges **Php** 195,600.44

Sale Price	Php	3,500,000.00
Other Charges		0.00
Less: D/P		<u>525,000.00</u>
Balance	Php	<u><u>2,975,000.00</u></u>

Balance amortization: 2,975,000.00 (security check)

current bank rate 9.50%
 based on Php 2,975,000.00

5 yrs	62,480.54
10 yrs	38,495.77
15 yrs	31,065.68
20 yrs	27,730.90
25 yrs	25,992.48

Terms & Conditions:

- 1) Buyer shall submit 6 checks (including security check).
- 2) Should buyer opt to immediately move-in upon unit's turn-over, he must settle 10% of the selling price **equivalent to THREE HUNDRED FIFTY THOUSAND PESOS ONLY (Php350,000.00) and settle the move-in charges.**
- 3) The balance of the purchase price amounting to PESOS:**TWO million nine hundred seventy five thousand only (Php2,975,000.00)** shall be due and demandable without any need of prior demand or notice on Nov. 15, 2010. Payment of the aforesaid remaining balance shall be paid either in CASH or thru BANK FINANCING.
- 4) Above price does not include other charges for the account of the buyer namely **Reimbursement for Advances of Owner & Homeowner's Association Charges (payable before moving in), CCT Transfer Charges and Mortgage Charges (payable upon full payment of the purchase price or upon issuance of the bank guarantee)** and other pertinent charges relative for the account of the Buyer such as improvements and the likes.

Name of Buyer:

Lot Blk

9th Square II Units B to E

3,500,000.00

STATEMENT OF ACCOUNT

(Move-In Charges)

Fire Extinguisher	2,500.00
Meralco (Meter, Service, Base Deposit)	12,000.00
Fire Insurance (*unexpired premium from turnover to term of insurance*)	6,000.00
One time membership fee	5,000.00
Monthly Association Dues (3 mos. Advance)	750.00
Water Meter Connection	8,454.44
Water Consumption Deposit	1,000.00
Miscellaneous Charges	<u>5,000.00</u>

GRAND TOTAL 40,704.44

Please pay the above mentioned amount to facilitate your occupancy permits. However, please be informed that occupancy permits will only be released to your goodselves as soon as payment for move-in charges have been fully settled.

STATEMENT OF ACCOUNT

(Transfer of TCT)

Documentary Stamp Tax	52,500.00
Transfer Tax	17,500.00
Registration Fee	19,896.00
Representation and Miscellaneous	<u>5,000.00</u>

GRAND TOTAL 94,896.00

Please pay the above mentioned amount to facilitate the transfer of title to your name. Release of your TCT is subject to full payment of the above fees and other pending fees/amounts with our office which remains unsettled to date.

Please make all checks payable to _____.

Certified Correct by :

*Lourdes F. Omega
Accounting Department*

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