

# AlegriaHomes LUMIAP

## Blesse Homes Realty and Brokerage OPC

13AA Canelar Barter, Zamboanga City

(+63) 953-2013-777 / (062) 310 - 6080

Email Address: [blessehomes@yahoo.com](mailto:blessehomes@yahoo.com)

Project:	ALEGRIA HOMES LUMIAP	Total Contract Price:	₱	4,000,000.00
Model:	CARLSDWANE 2-STOREY TOWNHOUSE	VAT:	₱	480,000.00
Lot Code:	LOT 2-B UNIT 2	NET Contract Price:	₱	4,480,000.00
Lot Area:	63 SQ.M	Transfer Charges:	₱	200,000.00
Floor Area:	60.96 SQ.M	Total Selling Price:	₱	4,680,000.00

Option #1	
Total Selling Price:	₱ 4,680,000.00
<b>(20%) Downpayment</b>	₱ 936,000.00
<b>Less: Reservation Fee</b>	₱ 100,000.00
<b>Net Equity</b>	₱ 836,000.00
Month	Monthly Equity
1	₱ 69,667.00
2	₱ 69,667.00
3	₱ 69,667.00
4	₱ 69,667.00
5	₱ 69,667.00
6	₱ 69,667.00
7	₱ 69,667.00
8	₱ 69,667.00
9	₱ 69,667.00
10	₱ 69,667.00
11	₱ 69,667.00
12	₱ 69,667.00
<b>(80%) Cash / Bank / Pagibig</b>	

Option #2	
Total Selling Price:	₱ 4,680,000.00
<b>(30%) Downpayment</b>	₱ 1,404,000.00
<b>Less: Reservation Fee</b>	₱ 100,000.00
<b>Net Equity</b>	₱ 1,304,000.00
Month	Monthly Equity
1	₱ 108,667.00
2	₱ 108,667.00
3	₱ 108,667.00
4	₱ 108,667.00
5	₱ 108,667.00
6	₱ 108,667.00
7	₱ 108,667.00
8	₱ 108,667.00
9	₱ 108,667.00
10	₱ 108,667.00
11	₱ 108,667.00
12	₱ 108,667.00
<b>(70%) Cash / Bank / Pagibig</b>	

**Estimated Bank Loan Computation**

**Loan Term**  
(In years)

Monthly Income

**4,000,000**  
**Monthly Amortization**  
@ 7% Interest

20	Php 62,024.00
15	Php 71,906.00
10	Php 92,887.00
5	Php 158,410.00

Php 24,810.00
Php 28,763.00
Php 37,155.00
Php 63,364.00

**IMPORTANT NOTICE:**

1. All amount quoted are in Philippine Peso
2. All computations are for illustration purposes only. These do not constitute an approval nor an offer by Bank.
3. Actual computations based on prevailing rates will be provided by your Bank Account Officer upon loan application.

**Option #3**

Total Selling Price	₱	4,680,000.00
<b>98% SPOT CASH</b>	₱	4,586,400.00
Less: 5% discount	₱	229,320.00
<b>(98%)SPOT CASH w/ (5%) discount (If paid 30 days after Reservation)</b>	₱	<b>4,357,080.00</b>
(2%) Balance (Upon Title Availability)	₱	93,600.00

**Option #4**

Total Selling Price	₱	4,680,000.00
<b>30% Spot Down Payment</b>	₱	1,404,000.00
Less: Reservation	₱	100,000.00
Net Spot Downpayment	₱	1,304,000.00
Less: 3% discount	₱	39,120.00
<b>(30%)Spot DP with (3%)discount (If paid 30 days after Reservation)</b>	₱	<b>1,264,880.00</b>
(70%) Cash / Bank / Pagibig	₱	3,276,000.00

Reservation Fee is Php **100,000. non-refundable, non-transferable.**

Payment schedule is already net of reservation fee.

House and Lot with prices equal to or more than **P2,000,000** are subject to **VAT.**

Penalties will apply for late payments.

Group, Bank and Pag-ibig Financing are subject to the approval of the respective institution.

Bank rates are all indicative. Bank amortization was based on the maximum number of 10 years.

Monthly Amortization under Bank & Pag-ibig Financing does not include premium for MRI insurance.

Prices are subject to change without prior notice.

Please make checks payable to **Blesse Homes Realty and Brokerage OPC.**

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## Blesse Homes Realty and Brokerage OPC

13AA Canelar Barter, Zamboanga City

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Email Address: [blessehomes@yahoo.com](mailto:blessehomes@yahoo.com)

Project:	ALEGRIA HOMES LUMIAP	<b>Total Contract Price:</b>	₱	<b>4,200,000.00</b>
Model:	CARLSDWANE 2-STOREY TOWNHOUSE	VAT:	₱	504,000.00
Lot Code:	LOT 2-A UNIT 1	<b>NET Contract Price:</b>	₱	<b>4,704,000.00</b>
Lot Area:	73 SQ.M	Transfer Charges:	₱	210,000.00
Floor Area:	64.67 SQ.M	<b>Total Selling Price:</b>	₱	<b>4,914,000.00</b>

Option #1		
Total Selling Price:	₱	4,914,000.00
<b>(20%) Downpayment</b>	₱	<b>982,800.00</b>
Less: Reservation Fee	₱	100,000.00
<b>Net Equity</b>	₱	<b>882,800.00</b>
Month	Monthly Equity	
1	₱	73,567.00
2	₱	73,567.00
3	₱	73,567.00
4	₱	73,567.00
5	₱	73,567.00
6	₱	73,567.00
7	₱	73,567.00
8	₱	73,567.00
9	₱	73,567.00
10	₱	73,567.00
11	₱	73,567.00
12	₱	73,567.00
<b>(80%) Cash / Bank / Pagibig</b>		

Option #2		
Total Selling Price:	₱	4,914,000.00
<b>(30%) Downpayment</b>	₱	<b>1,474,200.00</b>
Less: Reservation Fee	₱	100,000.00
<b>Net Equity</b>	₱	<b>1,374,200.00</b>
Month	Monthly Equity	
1	₱	114,517.00
2	₱	114,517.00
3	₱	114,517.00
4	₱	114,517.00
5	₱	114,517.00
6	₱	114,517.00
7	₱	114,517.00
8	₱	114,517.00
9	₱	114,517.00
10	₱	114,517.00
11	₱	114,517.00
12	₱	114,517.00
<b>(70%) Cash / Bank / Pagibig</b>		

**Estimated Bank Loan Computation**

**Php 4,200,000.00**  
**Monthly Amortization**  
@ 7% Interest

<b>Loan Term</b> (In years)	<b>Monthly Income</b>	
20	Php 65,125	26,050
15	Php75,502	30,201
10	Php 97,531	39,012
5	Php 166,330	66,532

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**Option #3**

Total Selling Price	₱	4,914,000.00
<b>98% SPOT CASH</b>	₱	<b>4,815,720.00</b>
Less: 5% discount	₱	240,786.00
<b>(98%)SPOT CASH w/ (5%) discount (If paid 30 days after Reservation)</b>	₱	<b>4,574,934.00</b>
(2%) Balance (Upon Title Availability)	₱	98,280.00

**Option #4**

Total Selling Price	₱	4,914,000.00
<b>30% Spot Down Payment</b>	₱	<b>1,474,200.00</b>
Less: Reservation	₱	100,000.00
Net Spot Downpayment	₱	1,374,200.00
Less: 3% discount	₱	41,226.00
<b>(30%)Spot DP with (3%)discount (If paid 30 days after Reservation)</b>	₱	<b>1,332,974.00</b>
(70%) Cash / Bank / Pagibig	₱	3,439,800.00

Reservation Fee is Php **100,000. non-refundable, non-transferable.**

Payment schedule is already net of reservation fee.

House and Lot with prices equal to or more than **P2,000,000** are subject to **VAT**.

Penalties will apply for late payments.

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