

Please input data

Date:	April 09, 2025
Client's Name:	
Agent's Name:	
Tower:	The Spinnaker
Floor:	17
Unit No:	A
Unit Type:	3 Bedroom
Floor Area (sqm):	132.70
Price/sqm:	344,400.00
Total Selling Price:	45,701,880.00

PAYMENT MILESTONE	Payment Term Options					
	STANDARD TERM SPOT CASH 20% Discount on Selling Price 90% Payable within 30 days after RF 10% Retention	STANDARD TERM DEFERRED 1 15% Discount on Selling Price, 5% Spot DP, 95% Payable over 48months, no interest	STANDARD TERM DEFERRED 2 10% Discount on Selling Price, 100% Net Selling Price Payable over 48months, no interest	STANDARD TERM INSTALLMENT 1 5% Discount on Selling Price, 5% DP payable in 3 months, Php 275,000.00 /month for 45 months, Remaining balance Lumped sum	STANDARD TERM INSTALLMENT 2 2.5% Discount on Selling Price, Php 300,000.00 /month for 48 months, Remaining balance Lumped sum	
<b>Total Selling Price</b>	<b>P 45,701,880.00</b>	<b>P 45,701,880.00</b>	<b>P 45,701,880.00</b>	<b>P 45,701,880.00</b>	<b>P 45,701,880.00</b>	
<b>Ouright Discount</b>	<b>20%</b>	<b>15%</b>	<b>10%</b>	<b>5%</b>	<b>2.5%</b>	
Less: Ouright Discount	-P 9,140,376.00	-P 6,855,282.00	-P 4,570,188.00	-P 2,285,094.00	-P 1,142,547.00	
<b>Total Contact Price</b>	<b>P 36,561,504.00</b>	<b>P 38,846,598.00</b>	<b>P 41,131,692.00</b>	<b>P 43,416,786.00</b>	<b>P 44,559,333.00</b>	
Payment Stage						
Reservation Fee (RF)	P 100,000.00	P 100,000.00	P 100,000.00	P 100,000.00	P 100,000.00	
1st month	P 32,805,353.60	P 1,842,329.90	P 854,900.00	P 690,300.00	P 300,000.00	
2nd month		P 768,900.00	P 854,900.00	P 690,300.00	P 300,000.00	
3rd month		P 768,900.00	P 854,900.00	P 690,239.30	P 300,000.00	
4th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
5th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
6th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
7th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
8th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
9th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
10th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
11th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
12th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
13th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
14th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
15th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
16th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
17th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
18th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
19th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
20th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
21st month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
22nd month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
23rd month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
24th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
25th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
26th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
27th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
28th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
29th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
30th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
31st month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
32nd month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
33rd month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
34th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
35th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
36th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
37th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
38th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
39th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
40th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
41st month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
42nd month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
43rd month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
44th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
45th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
46th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
47th month		P 768,900.00	P 854,900.00	P 275,000.00	P 300,000.00	
48th month	P 3,656,150.40	P 768,900.00	P 851,392.00	P 275,000.00	P 300,000.00	
49th month		P 765,968.10		P 28,870,946.70	P 30,059,333.00	
50th month						
<b>Total Payments</b>	<b>P 36,561,504.00</b>	<b>P 38,846,598.00</b>	<b>P 41,131,692.00</b>	<b>P 43,416,786.00</b>	<b>P 44,559,333.00</b>	
<b>Other Charges:</b>	<b>P 2,193,690.24</b>	<b>P 2,330,795.88</b>	<b>P 2,467,901.52</b>	<b>P 2,605,007.16</b>	<b>P 2,673,559.98</b>	

- The sample computation above is being shown for presentation purposes only. The Registered Seller does not guarantee the availability of the unit/lot by the time the buyer decides to pursue
- In our continuing effort to improve our product, we reserve the right to make changes or modifications to the site plan in terms of sizes, dimensions and features, without notice.
- All lot area measurements are approximate and subject to final verification. Additional lot areas will be charged at the prevailing market prices.
- Prices are VAT inclusive (if applicable). VAT is stated per government regulation.
- The Net Contract Price is exclusive of fire insurance, mortgage redemption fees, miscellaneous fees, documentary stamp tax, transfer fees, etc. which are for the buyers' account.
- Other Charges is inclusive of admin fees, registration fees, miscellaneous fees and transfer tax.
- Prices are subject to change without prior notice.
- Seller reserves the right to make necessary changes on the other charges, as it may deem necessary, without prior notice.
- Buyer is required to issue post-dated checks for the Net Contract Price payable to Registered Seller and for the Other Charges payable to Landco Pacific Corporation.
- Other Charges are fixed percentage of Net Contract Price regardless of payment term option.