

Sample Computation

Project:	Oceanfront Premier Residences	Floor Area (in SQM):	70.00
Floor & Unit	10K	Unit Cost	P 20,568,000.00
Plan Type	2BR w/ balcony	Less: 3% PDC Discount	617,040.00
Parking Slot	2F		P 19,950,960.00
		Less: 2% VIP Discount	399,019.20
		Net Unit Cost	P 19,551,940.80
		Parking	2,000,000.00
		Net Contract Price	P 21,551,940.80

OPTION 1 - PAYMENT TERMS: LOW MONTHLY	
Reservation Fee	P 50,000.00
10.00% PAYABLE IN 48 MONTHS @ 0% INTEREST, TO COMMENCE WITHIN ONE (1) MONTH FROM DATE OF RESERVATION.	P 2,150,194.08
Payable on the 1st to 48th month	
AT P 40,629.04 /mo. unit	P 1,950,193.92
4,166.67 /mo. carpark	P 200,000.16
44,795.71 Total	
3.75% Lumpsum payment on the 10th month	P 806,322.78
731,322.78 unit	
75,000.00 carpark	
3.75% Lumpsum payment on the 20th month	P 806,322.78
731,322.78 unit	
75,000.00 carpark	
3.75% Lumpsum payment on the 30th month	P 806,322.78
731,322.78 unit	
75,000.00 carpark	
3.75% Lumpsum payment on the 40th month	P 806,322.78
731,322.78 unit	
75,000.00 carpark	
Balance of Unit Cost due on January 31, 2028	P 14,626,455.76
Balance of Carpark due on January 31, 2028	P 1,499,999.84
TOTAL CONTRACT PRICE	P 21,551,940.80
OPTION 2 - PAYMENT TERMS: LOW LUMPSUM	
Reservation Fee	P 50,000.00
15.00% PAYABLE IN 48 MONTHS @ 0% INTEREST, TO COMMENCE WITHIN ONE (1) MONTH FROM DATE OF RESERVATION.	P 3,225,291.36
Payable on the First Year 1st to 48th	
AT P 60,943.57 /mo. unit	P 2,925,291.36
6,250.00 /mo. carpark	P 300,000.00
67,193.57 Total	
2.5% Lumpsum payment on the 10th month	P 537,548.52
487,548.52 unit	
50,000.00 carpark	
2.5% Lumpsum payment on the 20th month	P 537,548.52
487,548.52 unit	
50,000.00 carpark	
2.5% Lumpsum payment on the 30th month	P 537,548.52
487,548.52 unit	
50,000.00 carpark	
2.5% Lumpsum payment on the 40th month	P 537,548.52
487,548.52 unit	
50,000.00 carpark	
Balance of Unit Cost due on January 31, 2028	P 14,626,455.36
Balance of Carpark due on January 31, 2028	P 1,500,000.00
TOTAL CONTRACT PRICE	P 21,551,940.80
OPTION 3 - PAYMENT TERMS: STRAIGHT MONTHLY	
Reservation Fee	P 50,000.00
25.00% PAYABLE IN 48 MONTHS @ 0% INTEREST, TO COMMENCE WITHIN ONE (1) MONTH FROM DATE OF RESERVATION.	P 5,375,485.44
Payable on the 1st to 48th month	
AT P 101,572.61 /mo. unit	P 4,875,485.28
10,416.67 /mo. carpark	P 500,000.16
111,989.28 Total	
Balance of Unit Cost due on January 31, 2028	P 14,626,455.52
Balance of Carpark due on January 31, 2028	P 1,499,999.84
TOTAL CONTRACT PRICE	P 21,551,940.80
OPTION 4 - 5% Downpayment	
Reservation Fee	P 50,000.00
5.00% Downpayment	977,597.04
Less: Reservation fee	50,000.00
Net Unit downpayment due 30 days from Reservation Date	P 927,597.04
Net Parking downpayment due 30 days from Reservation Date	P 100,000.00
8% PAYABLE IN 48 MONTHS @ 0% INTEREST, TO COMMENCE WITHIN ONE (1) MONTH FROM DATE OF RESERVATION.	P 1,724,155.20
Payable on the First Year 1st to 48th	
AT P 32,586.57 /mo. unit	P 1,564,155.36
3,333.33 /mo. carpark	P 159,999.84
35,919.90 Total	
3.0% Lumpsum payment on the 10th month	P 646,558.22
586,558.22 unit	
60,000.00 carpark	
3.0% Lumpsum payment on the 20th month	P 646,558.22
586,558.22 unit	
60,000.00 carpark	
3.0% Lumpsum payment on the 30th month	P 646,558.22
586,558.22 unit	
60,000.00 carpark	
3.0% Lumpsum payment on the 40th month	P 646,558.22
586,558.22 unit	
60,000.00 carpark	
Balance of Unit Cost due on January 31, 2028	P 14,663,955.52
Balance of Carpark due on January 31, 2028	P 1,500,000.16
TOTAL CONTRACT PRICE	P 21,551,940.80

- MEGAWORLD reserves the right to correct any error that may appear on this computation.
- All payments, including reservation fee or initial payment made, are non-refundable and will automatically be forfeited in case of cancellation/withdrawal by the buyer for any reason whatsoever.
- All checks should be made payable to MEGAWORLD SAN VICENTE COAST, INC.
- Other charges such as Registration Fees for the processing of Title & incidental expenses for the installation of utilities (e.g. water, power & other fees) are for the account of the buyer and are not included in the Total Contract Price.
- Notwithstanding the above payment terms, all outstanding balances shall become due and demandable on the date of turnover.
- Delays in payment will be subject to penalty of 3% per month.
- Above computation applies only for complete PDCs issued within 30 days from date of reservation and subject