



**BER FEST 2019
(SEPTEMBER 01 – 30, 2019)**

HOUSE AND LOT PACKAGE

<p>EXTENDED DP</p> <ul style="list-style-type: none"> Pay 20% DP + Full PF payable in <ul style="list-style-type: none"> 42 months (Phase 2 Blocks 3 – 6) 48 months (Phase 1 Blocks 54 – 56) Balance thru Bank or HDMF 	 <ul style="list-style-type: none"> Spread out 20% of the total package price (i.e. selling price + processing fee) over several months: <ul style="list-style-type: none"> Phase 2 Blocks 3 – 6 payable in 42 months (2022 completion) Phase 1 Blocks 54 – 56 payable in 48 months (2022 completion) Loan up to 80% of the balance from Metrobank (subject to bank approval)
<p>ZERO DP</p> <ul style="list-style-type: none"> TCP payable in 42 months (Phase 2 Blocks 3 – 6) TCP payable in 48 months (Phase 1 Blocks 54 – 56) 	 <ul style="list-style-type: none"> Spread out 15% of the total package price (i.e. selling price + processing fee) over several months: <ul style="list-style-type: none"> Phase 2 Blocks 3 – 6 payable in 42 months (2022 completion) Phase 1 Blocks 54 – 56 payable in 48 months (2022 completion) Loan up to 85% of the balance from Unionbank (subject to bank approval)
<p>OUTRIGHT DP</p> <ul style="list-style-type: none"> Pay 25% to 50% DP Discount on DP <ul style="list-style-type: none"> 10% if paid within 15 days 5% if paid within 30 days Balance payable in: <ul style="list-style-type: none"> 42 months (Phase 2 Blocks 3 – 6) 48 months (Phase 1 Blocks 54 – 56) HDMF / BANK / H.O.M.E Loan (in-house) financing 	
<p>H.O.M.E LOAN (Home Ownership Made Easier) IN-HOUSE FINANCING OFFER</p> <ul style="list-style-type: none"> Pay at least 5% or below 25% DP Balance thru H.O.M.E. Loan (in-house) financing: <ul style="list-style-type: none"> 5yrs. @ 8% interest p.a. 6yrs. @ 8% interest p.a. 7yrs. @ 8% interest p.a. 8yrs. @ 10% interest p.a. 9yrs. @ 10% interest p.a. 10yrs. @ 10% interest p.a. 	
<p>CASH</p> <ul style="list-style-type: none"> Discount on TCP <ul style="list-style-type: none"> 5% if paid within 15 days 3% if paid within 30 days 	
<p>Notes:</p> <ol style="list-style-type: none"> Loanable amount is subject to approval by Home Development Mutual Fund (HDMF)/Pag-IBIG or the Bank. Monthly amortization will start 30 days from the date of Reservation Fee. Reservation fee is non-refundable. Phase 1 Blocks 54-56 & Phase 2 Blocks 3-6 completion of units will be December 31, 2022 * 	

A.) 15% EXTENDED DOWNPAYMENT - Paylite Promo

	BUNGALOW		TWO STOREY	
	Standard	With Loft	Standard	With Balcony
Lot Area	100 sqm	100 sqm	100 sqm	100 sqm
Floor Area	45.31 sqm	70.91 sqm	63.22 sqm	110.89 sqm
Contract Price	4,100,000	4,500,000	5,406,191	5,982,991
ADD: Processing Fee 7.5%	307,500	337,500	405,464	448,724
Total Contract Price	4,407,500	4,837,500	5,811,655	6,431,715
Downpayment 15%	661,125	725,625	871,748	964,757
Less: Reservation Fee	30,000	30,000	30,000	30,000
Net Downpayment	631,125	695,625	841,748	934,757
Downpayment Payable in 42 months	15,027	16,563	-	-
48 months	-	-	17,536	19,474
ESTIMATED LOANABLE AMOUNT 85%	3,746,375	4,111,875	4,939,907	5,466,958
ESTIMATED BANK FINANCING AMORTIZATION (UNIONBANK)				
5 years at 8.75% p.a. fixed 5 years	77,315	84,858	101,946	112,823
10 years at 8.75% p.a. fixed 5 years	46,952	51,533	61,910	68,516
15 years at 8.75% p.a. fixed 5 years	37,443	41,096	49,372	54,639
20 years at 8.75% p.a. fixed 5 years	33,107	36,337	43,654	48,312

B.) OTHER PAYMENT TERM OPTIONS:

20% Extended Downpayment payable in 42 & 48 months - Paylite Promo (METROBANK)

20% Extended Downpayment payable in 42 & 48 months - HDMF

Zero Downpayment

25% Outright Downpayment with 10% discount

Cash Term with 5% Discount

NOTE:

- 1 For other payment term option, you may ask the office for specific sample computation
- 2 Prices and terms may change without prior notice.
- 3 Reservation fee is NON REFUNDABLE NON TRANSFERRABLE.
- 4 Processing Fee may change subject to actual computation and ruling of the concerned government agencies.
- 5 Loanable amount is subject for approval by BANK or HDMF.
- 6 Applicable interest rates by the BANK or HDMF at the time of loan availment will be applied
- 7 **Phase 1 Blocks 54-56 & Phase 2 Blocks 3-6 completion of units will be December 31, 2022 ***

**BER FEST 2019
(SEPTEMBER 01 – 30, 2019)**

LOT ONLY PACKAGE
<p>OUTRIGHT DP</p> <p><u>Option A:</u></p> <ul style="list-style-type: none"> • Pay 25% to 50% DP • Discount on DP <ul style="list-style-type: none"> ○ 10% if paid within 15 days ○ 5% if paid within 30 days • Balance payable in <ul style="list-style-type: none"> ○ 1, 2, 3, 4 @ ZERO INTEREST ○ 5 yrs. @ 7% interest p.a. ○ 6, 7 yrs. @ 8% interest p.a. ○ 8, 9, 10 yrs. @ 9% interest p.a.
<p>OUTRIGHT DP</p> <p><u>Option B:</u></p> <ul style="list-style-type: none"> • Pay at least 10% or below 25% DP • Discount on DP <ul style="list-style-type: none"> ○ 5% if paid within 15 days ○ 3% if paid within 30 days • Balance payable in <ul style="list-style-type: none"> ○ 1, 2, 3 @ ZERO INTEREST ○ 4 yrs. with 12% interest on the 4th yr. (1-3 yrs. zero interest; 4th yr with 12% interest) ○ 5 yrs. @ 7% interest p.a. ○ 6, 7 yrs. @ 8% interest p.a. ○ 8, 9, 10 yrs. @ 9% interest p.a.
<p>ZERO DP</p> <ul style="list-style-type: none"> • Balance payable in <ul style="list-style-type: none"> ○ 1, 2, 3 @ ZERO INTEREST ○ 4 yrs. with 12% interest on the 4th yr. (1-3 yrs. zero interest; 4th yr with 12% interest) ○ 5 yrs. @ 7% interest p.a. ○ 6, 7 yrs. @ 8% interest p.a. ○ 8, 9, 10 yrs. @ 9% interest p.a.
<p>CASH</p> <ul style="list-style-type: none"> • Discount on TCP <ul style="list-style-type: none"> ○ 5% if paid within 30 days
<p>Notes:</p> <ol style="list-style-type: none"> 1. <i>The reservation fee is non-refundable.</i> 2. <i>Contract price of Lot only exceeding P 1,500,000 is subject to 12% VAT.</i> 3. <i>Homebuilding for Blocks 26-31; 34-37 and 42 will be December 2020 *</i> 4. <i>Homebuilding for Block 45 will be on 2021 *</i>

Promo Name: **BER FEST 2019**
 Effectivity Date: **SEPTEMBER 01-30, 2019**
 Project: **NARRA PARK Residences - LOT ONLY**
 Buyer's Name: _____

SAMPLE COMPUTATION ONLY
NON-VAT

					discount	5%	0%
					no. of days	30	45
OPTION 1 - CASH TERM							
Ph	Blk	Lot	area	price	contract price	contract price	
			100	12,774	1,277,400	1,277,400	
					-	-	
					-	-	
			Less :Drainage Area	0			
			gross contract price	100	1,277,400	1,277,400	
			Add :	12% Vatable			
			TOTAL AMOUNT		1,277,400	1,277,400	
			Less : Discount		63,870	-	
			Net contract price		1,213,530	1,277,400	
			Less : reservation fee dated	2 09 2019	30,000	30,000	
			Net contract price payable		1,183,530	1,247,400	
					2 10 2019	17 10 2019	

					discount	10%	5%	0%
					no. of days	15	30	45
OPTION 2A - INSTALLMENT BASED ON OUTRIGHT DP								
2A.1 Outright Downpayment (min.25% – max.50% to avail of the above disc):								
			gross contract price		1,277,400	1,277,400	1,277,400	
			12% VAT					
			Total Contract Price with 12% VAT		1,277,400	1,277,400	1,277,400	
			25% Downpayment		319,350	319,350	319,350	
			less : reservation fee dated	2 09 2019	30,000	30,000	30,000	
			downpayment net of reservation fee		289,350	289,350	289,350	
			Discount on Downpayment		31,935	15,968	-	
			Net Downpayment payable		257,415	273,382	289,350	
			Due dates		17 09 2019	2 10 2019	17 10 2019	
2A.2 Balance for Amortization:								
			Total Contract Price with 12% VAT		1,277,400	1,277,400	1,277,400	
			Less: 25% Downpayment		319,350	319,350	319,350	
			Others					
			Balance for amortization		958,050	958,050	958,050	
2A.3 Monthly amortization:								
			Due dates		17 10 2019	1 11 2019	16 11 2019	
			1 YRS., 0% interest		79,838	79,838	79,838	
			2 YRS., 0% interest		39,919	39,919	39,919	
			3 YRS., (1-3 YEARS , ZERO INTEREST)	PROMO	26,613	26,613	26,613	
			4 YRS., (1-4 YEARS, ZERO INTEREST)	PROMO	19,959	19,959	19,959	
			5 YRS., 7% int. p.a. (factor:.019801)		18,970	18,970	18,970	
			6 YRS., 8% int. p.a. (factor:.017533)		16,797	16,797	16,797	
			7 YRS., 8% int. p.a. (factor:.015586)		14,932	14,932	14,932	
			8 YRS., 9% int. p.a. (factor:.014650)		14,035	14,035	14,035	
			9 YRS., 9% int. p.a. (factor:.013543)		12,975	12,975	12,975	
			10 YRS., 9% int. p.a. (factor:.012668)		12,137	12,137	12,137	

Notes:

1. Lot transfer from an Alsons Properties projects is NOT ALLOWED.
2. Reservation Fee of P 30,000 will form part of the payment.
3. Contract Price of Lot exceeding P1,500,000 is subject to 12% VAT.

Prepared by: _____ Checked by: _____ Terms & confirmed by: _____ Received by: _____

Promo Name: **BER FEST 2019**
 Effectivity Date: **SEPTEMBER 01-30, 2019**
 Project: **NARRA PARK Residences - LOT ONLY**
 Buyer's Name: 0.00

SAMPLE COMPUTATION ONLY

OPTION 3 - ZERO DOWNPAYMENT

Ph	Blk	Lot	area	price	contract price
0	0	0	100	12,774	1,277,400
					-
					-
					-
			Less :Drainage Area	0	-
			gross contract price	100	1,277,400
			Add :	12% VAT	-
			TOTAL AMOUNT		1,277,400
			Less : reservation fee dated		2 09 2019 30,000
			NET BALANCE FOR AMORTIZATION		1,247,400
					10 02 19
2A.3 Monthly amortization					Due dates
1 YR., 0% interest					103,950
2 YRS., 0% interest					51,975
3 YRS.,	(1-3 YEARS , ZERO INTEREST)			PROMO	34,650
4 YRS.,	(1-3 YEARS, ZERO INTEREST)			PROMO	25,988
	(4TH YEAR WITH 12% INTEREST - factor .088849)				27,708
5 YRS., 7% int. p.a. (factor:.019801)					24,700
6 YRS., 8% int. p.a. (factor:.017533)					21,871
7 YRS., 8% int. p.a. (factor:.015586)					19,442
8 YRS., 9% int. p.a. (factor:.014650)					18,274
9 YRS., 9% int. p.a. (factor:.013543)					16,894
10 YRS., 9% int. p.a. (factor:.012668)					15,802

Notes:

1. Lot transfer from an Alsons Properties projects is NOT ALLOWED.
2. Reservation Fee of P 30,000 will form part of the payment.
3. Contract Price of Lot exceeding P1,500,000 is subject to 12% VAT.

Prepared by: _____

Checked by: _____

Terms & confirmed by: _____

Received by : _____