

**LA GUARDIA FLATS
STANDARD SAMPLE COMPUTATION
AS OF DECEMBER 1, 2009**

UNIT MODEL	STUDIO (NORTH)	STUDIO (CENTRAL)
FLOOR AREA (SQ.M)	17 SQ M	22 SQ M
TOTAL CONTRACT PRICE (TCP)	1,216,605.00	1,562,880.00

SPOT CASH		
100% SPOT CASH DISCOUNT (10%)	121,660.50	156,288.00
RESERVATION FEE	20,000.00	20,000.00
NET TCP	1,074,944.50	1,386,592.00

50% DOWN PAYMENT SPOT CASH		
SPOT CASH DISCOUNT (5%)	30,415.13	39,072.00
Discounted DP	577,887.38	742,368.00
LESS: RESERVATION FEE	20,000.00	20,000.00
Net 50% DP	557,887.38	722,368.00

30% DOWN PAYMENT SPOT CASH		
3% DISCOUNT SPOT DP	10,949.45	14,065.92
Discounted DP	354,032.06	454,798.08
LESS: RESERVATION FEE	20,000.00	20,000.00
NET 30% DP	334,032.06	434,798.08

DP EASY EQUITY PAYMENT (20/10/70)		
20% DOWN PAYMENT	243,321.00	312,576.00
Less Reservation Fee	20,000.00	20,000.00
NET of 20% of DP	223,321.00	292,576.00
AMORTIZATION FOR 0%	12,406.72	16,254.22
10% LUMP SUM	121,660.50	156,288.00
OR payable max of 12%	11,354.98	14,586.88
70% BALANCE OF TCP	851,623.50	1,094,016.00

IN-HOUSE FINANCIAL INTEREST		
BALANCE PAYABLE 0%	141,937.25	182,336.00
BALANCE PAYABLE 12% P.A	79,484.86	102,108.16
BALANCE PAYABLE 12% P.A	44,000.55	56,524.16
BALANCE PAYABLE 12% P.A	32,172.44	41,329.49
BALANCE PAYABLE 12% P.A	26,258.39	33,732.16
BALANCE PAYABLE 12% P.A	22,709.96	29,173.76

REQUIREMENTS

1. Residence Certificate/Passport (including spouse)
2. TIN No.
3. Photocopy of 1 Valid ID
4. Post Dated Checks (PDC) for monthly amortization (M.A.)
5. Fire Insurance (For in-house financing only)
6. Credit investigation (For 3-5 years in house financing only)
7. Sales Redemption Insurance (SRI) -applicable for 5-Year in-house financing only)

PAYMENT TERMS

- * Reservation fee of P 20,000 is non-refundable & non-transferable
- * Full payment of Total contract Price within 7 days merits 10% discount
- * Full payment of Total contract Price within 30 days merits 8% discount
- * Full payment of Total contract Price within 60 days merits 6% discount
- * Full payment of Total contract Price within 90 days merits 5% discount
- * Full payment of 30% DownPayment within 30 days merits 3% discount
- * Full payment of 40% DownPayment within 30 days merits 4% discount
- * Full payment of 50% DownPayment within 30 days merits 5% discount
- * The 30% DP will serve as a LOAN EQUITY. The 70% TCP balance can be paid thru PAG-IBIG, BANKS or IN-HOUSE FINANCING
- * All checks should be made payable to PRIMARY PROPERTIES CORP
- * Prices are effective on the date of Price listing and are subject to change without prior notice.
- * PPC reserves the right to correct errors in this financing computation sheet.