ONE KATIPUNAN RESIDENCES

Purchase SCHEME

SAMPLE COMPUTATION

Editable Fields

Date	February 28, 2026			***Total Contract Price with VAT & OTC***	**6,116,679**
Client				*Base Price (VAT exempt)*	2,999,000
Account Manager				*Improvement Value*	2,379,100
Unit	**4**	**K**	**1-Bedroom**	*VAT on Improvement Value*	285,492
Unit Area (Sqm)	25.61				

Payment Option 1	Total Contract Price				5,663,592
3% Spot DP	(+) 8% Other Charges^				453,087
7% in 18months	**TCP with Transfer Fees**				**6,116,679**
90% Bank Financing		***3%***	Move-in Down Payment	183,500	
			(-) Reservation Fee^^	30,000	
***** Discount:**			Net DP*		**153,500**
3% of TCP - secure Bank LOG within 6months		***7%***	7% Payable in 18months (issue PDCs)		428,168
			Monthly Payment	23,787	
2% of TCP - secure Bank LOG within 7-12 months		***10%***	Total Equity Payment		611,668
		90%	Cash Payment or Bank Financing		**5,505,011**
			Discount Options:**		
		a	(-) 3% Cash Rebate if Bank LOG in 6months	165,150	
		87%	Bank Loan Financing as low as		**5,339,861**
		b.	(-) 2% Cash Rebate if Bank LOG in 12months	110,100	
		88%	Bank Loan Financing		**5,394,911**
	Total Payments	***100%***	as low as		**5,951,529**
			Total Discounts & Cash Rebates*		165,150
			Promo Value^^^	*Appliance Showcase*	100,000
			Other Promos	*Furnitures*	100,000
			Total Discounts, Cash Rebates & Promo Value		**365,150**

Payment Option	Total Contract Price				5,663,592
Cash Payment	(+) 8% Transfer Fees^				453,087
Immediate Move in	**TCP with Transfer Fees**				**6,116,679**
			(-) Reservation Fee^^	30,000	
		7%	(-) 7% Cash Payment Discount	396,451	
		93%	Down Payment Due		5,690,228
	Total Payments	***100%***			**5,720,228**
			Total Discounts & Cash Rebates		396,451
			Promo Value^^^	*Appliance Showcase*	100,000
			Other Promos	*Furnitures*	100,000
			Total Discounts, Cash Rebates & Promo Value		**596,451**

NOTE **** Ongoing Promo to be provided within 30 days from Unit Turnover.*

Sample Computation of Bank Monthly Amort. ^^^^

		1 BEDROOM 5,500,000		2 BEDROOM 9,000,000	
Accredited Bank	**Current Rates (3-yr fixing rate)**	**10yrs**	**20yrs**	**10yrs**	**20yrs**
Cebuana	7.25%	64,570	43,470	105,660	71,133
Malayan	8.00%	66,730		109,194	75,297
RCBC	7.00%	63,859	42,641	104,497	69,776
BDO	7.75%	66,005	45,152	108,009	73,885
BPI	7.00%	63,859	42,641	104,497	69,776
Metrobank	7.00%	63,859	42,641	104,497	69,776
PNB	7.00%	63,859	42,641	104,497	69,776
Landbank	7.00%	63,859	42,641	104,497	69,776

OTHER REMARKS:

** If 5% DP is paid in 30 days, 5% cash discount on spot DP is availed, if paid within 60 days (no spot cash discount)*

*** Enjoy Cash Rebate of 3% if bank loan is availed in 6 months, or 2% if availed in 12 months*

*** Issue 18 PDCs of monthly equity payment

**** Enjoy Cash Rebate of 5% if Bank LOG in 60 days

^ 8% Transfer Fees cover the ff: Doc Stamp, Notarial, Transfer Tax , Registration Fees, Utilities Application

^^ All Reservation Fees are non refundable

^^^ Promo to be provided within 30 days from Unit Move In

^^^^ Sample Computation rates used subject to change without prior notice from accredited bank, 1 year fixing rate

Client	***Joy Bacud*** Noted by:	Account Manager