



GRAND RESIDENCES  
CEBU

CLIENT NAME SAMPLE COMPUTATION  
ADDRESS \_\_\_\_\_  
CONTACT NO. \_\_\_\_\_  
DATE RESERVED \_\_\_\_\_

PROJECT GRAND RESIDENCES - NORTH TOWER A  
UNIT NO. 3207 UNIT AREA 25.00 SQM  
UNIT TYPE STUDIO A W/ BALCONY  
ORIENTATION NORTHEAST/ GOLFVIEW  
AGENT \_\_\_\_\_

RENT TO OWN			
		<u>Amount</u>	
List price		PHP	3,488,459.02
Add VAT	12.00%		418,615.08
<b>Gross selling price</b>		<b>PHP</b>	<b>3,907,074.10</b>
<b>Down payment</b>	<b>20.00%</b>		
Reservation fee		PHP	20,000.00
Months 1 - 6			23,000.00
Months 8 - 36			22,000.00
<b>Transfer charges</b>	<b>4.00%</b>	<b>PHP</b>	<b>156,282.96</b>
<b>Move-in fees</b>	<b>2.00%</b>		<b>78,141.48</b>
<b>Remaining balance</b>	<b>79.63%</b>	<b>PHP</b>	<b>3,111,074.10</b>
Payable through bank financing			

<u>Payment Schedule</u>			
	<u>Date</u>		<u>Amount</u>
<b>Deferred payments for 36 months</b>			
Month 1		PHP	23,000.00
2			23,000.00
3			23,000.00
4			23,000.00
5			23,000.00
6	0 0		23,000.00
<b>Move-in fees</b>			<b>78,141.48</b>
8			22,000.00
9			22,000.00
10			22,000.00
11			22,000.00
12			22,000.00
13			22,000.00
14			22,000.00
15			22,000.00
16			22,000.00
17			22,000.00
18			22,000.00
19			22,000.00
20			22,000.00
21			22,000.00
22			22,000.00
23			22,000.00
24			22,000.00
25			22,000.00
26			22,000.00
27			22,000.00
28			22,000.00
29			22,000.00
30			22,000.00
31			22,000.00
32			22,000.00
33			22,000.00
34			22,000.00
35			22,000.00
36			22,000.00
<b>Transfer charges</b>		<b>PHP</b>	<b>156,282.96</b>
<b>Remaining balance</b>	0 0	<b>PHP</b>	<b>3,111,074.10</b>

Please make all cheques payable to:

**SHOGUN MANAGEMENT AND DEVELOPMENT CORP.**

**Notes:**

- Reservation fee is nonrefundable and nontransferable. Failure to submit all documentary requirements, including post-dated checks to cover all payments due, within 30 days will automatically cancel the reservation.
- Only local and USD checks will be accepted. USD checks must be dated one month in advance to allow ample time for clearing. Foreign currency denominated cash payments are accepted for spot or down payments only and will be credited to the Buyer's account as converted to Philippine Peso based on depository bank's rate on the date deposited/cleared.
- All amounts due must be paid on or before its respective due date without the need for demand or notification. Late payments are subject to penalty at the rate stipulated in the Reservation Agreement/Contract to Sell. Payments received will first be applied to any penalties before applying to principal amount due.
- Request for check pullout or hold payment must be made at least two weeks in advance for us to communicate with our warehousing banks. Any payment delay will be subject to abovementioned penalty.
- Any bank charges and fees arising from the Buyer's mode of payment, including but not limited to credit/debit card payments, wire transfers, foreign currency payments and pulled-out or returned checks (NSF/DAIF/DAUD) shall exclusively be for the Buyer's account. Any adjustments arising therefrom shall be reconciled upon final payment.
- Transfer charges and Move-in fees must be settled prior to turnover date. Transfer charges does not include notarization and annotation fees of the Deed of Assignment and Loan Mortgage Agreement and other incidental expenses, such as documentary stamp taxes on the LMA, incurred in case the balance is paid through HDMF/PAG-IBIG loan.
- Transfer charges and taxes, including VAT and real property tax, are subject to change based on prevailing government regulations. Any increase in the amount payable due to an upward adjustment shall be exclusively for the Buyer's account.
- GRAND LAND, INC. reserves the right to correct all errors in the computation sheet or withdraw this offer.
- Unit buyer must accept the unit once ready and pay the move-in fees.

Prepared by:

Checked by:

Conformed:

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\_\_\_\_\_ **SAMPLE COMPUTATION** \_\_\_\_\_

Date prepared: May 23, 2020



MAIN OFFICE | MJ Cuenco Avenue, cor. Holy Name St., Mabolo, Cebu City 6000  
GRAND RESIDENCES SHOWROOM | Gov. M. Cuenco Avenue (Banilad Road), Kasambagan, Cebu City  
AMANI GRAND SHOWROOM | 2nd Floor, Pusok Arcade, M.L. Quezon Hiway, Pusok, Lapulapu City  
Tel. Nos.: (032) 4127999 | (032) 4127908 | (032) 2607777 | (032) 2603230  
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