



GRANDRESIDENCES  
CEBU

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

PROJECT GRAND RESIDENCES - EAST TOWER B  
 FLOOR 10TH FLOOR UNIT NO. A  
 UNIT AREA 56 SQM  
 UNIT TYPE 2 BEDROOM  
 ORIENTATION NORTH/CORNER  
 AGENT \_\_\_\_\_

RENT TO OWN			
			<u>Amount</u>
List price		PHP	6,924,420.34
Add VAT	12.00%		830,930.44
<b>Gross selling price</b>		<b>PHP</b>	<b><u>7,755,350.78</u></b>
<b>Spot payment</b>	<b>3.50%</b>	<b>PHP</b>	<b>271,437.28</b>
<b>Move-in fees</b>	<b>2.00%</b>		<b>155,107.02</b>
<b>Deferred payment</b>	<b>16.50%</b>		
Monthly payments		PHP	58,200.00
<b>Transfer charges</b>	<b>4.00%</b>	<b>PHP</b>	<b>310,214.03</b>
<b>Remaining balance</b>	<b>79.99%</b>	<b>PHP</b>	<b>6,203,513.50</b>
<i>Payable through bank financing</i>			

Payment Schedule			
	<u>Date</u>		<u>Amount</u>
3.5% Spot payment		PHP	271,437.28
Move-in fees			155,107.02
Less: Reservation fee			(20,000.00)
<b>Spot payment due</b>	<b>20</b>	<b>PHP</b>	<b>406,544.30</b>
<b>Deferred payments for 22 months</b>			
Month		PHP	
1			58,200.00
2			58,200.00
3			58,200.00
4			58,200.00
5			58,200.00
6			58,200.00
7			58,200.00
8			58,200.00
9			58,200.00
10			58,200.00
11			58,200.00
12			58,200.00
13			58,200.00
14			58,200.00
15			58,200.00
16			58,200.00
17			58,200.00
18			58,200.00
19			58,200.00
20			58,200.00
21			58,200.00
22			58,200.00
<b>Transfer charges</b>		<b>PHP</b>	<b>310,214.03</b>
<b>Remaining balance</b>		<b>PHP</b>	<b>6,203,513.50</b>

Please make all cheques payable to:

**GRAND LAND, INC.**

**Notes:**

- Reservation fee is nonrefundable and nontransferable. Failure to submit all documentary requirements, including post-dated checks to cover all payments due, within 15 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.

Prepared by:

Checked by:

Conformed:

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\_\_\_\_\_ **SAMPLE COM**

Date prepared: June 18, 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  
 Mobile Nos.: 09064735888 | 09183029999