



JENSON LAND AND REALTY DEVELOPMENT CORPORATION

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SAMPLE COMPUTATION  
VILLA SENORITA PROJECT

MA-A DIVERSION ROAD - FRONTING GAP FARM RESORT

as of December 2016

LICENSE TO SELL No.: 24824

HOUSE MODEL	2-Storey		Bungalow		Cert. of Reg. No. 23261	
	SAMPAGUITA	WALING WALING	ROSAS	ILANG-ILANG	TOWNHOUSE	
Floor Area	80 sq.m.	60 sq.m.	56 sq.m.	40 sq.m.	81.86	
Lot Area	120 sq.m.	144 sq.m.	120 sq.m.	100 sq.m.	58.8	
	3BR   3TB	3BR   2TB	3BR   2TB	2BR   2TB	3BR   3TB	
<b>Total Contract Price</b>	<b>4,575,621.00</b>	<b>3,830,128.00</b>	<b>3,328,440.00</b>	<b>2,366,315.00</b>	<b>3,266,455.60</b>	
<b>BANK FINANCING</b>						
Estimated LOANABLE Amount	3,199,000.00	3,064,000.00	2,663,000.00	1,893,000.00	2,613,000.00	
Equity Amount	1,376,621.00	766,025.00	665,440.00	473,315.00	653,455.60	
Processing Fee	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	
Transfer/Titling Fee	375,000.00	306,410.24	266,275.20	200,000.00	261,316.45	
(Reservation Fee)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	
Total Equity, Processing Fee and Transfer Fee	1,831,621.00	1,152,435.24	1,011,715.20	753,315.00	994,772.05	
<b>OPTION 1</b>						
Payable in 24 Months	76,317.54	48,018.14	42,154.80	31,388.13	41,448.84	
Payable in 18 Months	101,756.72	64,024.18	56,206.40	41,850.83	55,265.11	
<b>OPTION 2</b>						
(Reservation Fee)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	(20,000.00)	
1-12months DP per month	30,000.00	20,000.00	20,000.00	15,000.00	15,000.00	
12-24months DP per month	40,000.00	30,000.00	30,000.00	20,000.00	20,000.00	
Balloon Payment (24th month, which will be paid as follows)	991,621.00	552,435.24	411,715.20	333,315.00	574,772.05	
50% of Balloon Payment (24th month)	495,810.50	276,217.62	205,857.60	166,657.50	287,386.03	
12% Interest	58,497.26	33,146.15	24,732.91	19,998.90	34,486.32	
	555,307.76	309,363.77	230,560.51	186,656.40	321,872.35	
Monthly payment in 12months	46,275.65	25,780.31	19,213.38	15,554.70	26,822.70	
<b>LOAN AMOUNT PAYABLE AS FOLLOWS:</b>						
Estimated Monthly Amortization (term 20 yrs.)	24,801.81	23,755.16	20,646.21	14,676.41	20,258.56	
Estimated Interest Rate (fixed for 5 yrs.)	7%	7%	7%	7%	7%	
<b>Estimated GROSS Income Required</b>	<b>91,108.60</b>	<b>69,509.38</b>	<b>65,323.59</b>	<b>46,013.79</b>	<b>64,340.03</b>	
<b>OFW - maximum loan term of 15 years only</b>						
<b>Estimated Monthly Amortization</b>						
<b>Loan Tenor</b>	<b>Estimated Interest Rate</b>					
15 years	28,753.52	27,540.10	23,935.80	17,014.82	23,486.38	
10 years	37,143.10	35,575.64	30,919.69	21,979.34	30,339.15	
5 years	63,344.03	60,670.87	52,730.59	37,483.67	51,740.53	

This pricelist is for initial presentation purposes only, prices &/or lot sizes and/or houses may change without prior notice. For announcement purposes only.

**NOTES:**

- 1) Reservation Fee (until 30 days only) and Non-Refundable
- 2) Equity installment & Processing Fee must be covered with Post Dated Check (PDC)
- 3) Loanable Amount may vary depending on Loan Approval
- 4) Loanable Amount is subject to Bank or HDMF Approval. Jenson Land does not guarantee the approval
- 5) Additional Payment per sq.m. For all corner lot; along main road lots and near parks & playground
- 6) Interest Rates at the time of loan release will be applied
- 7) PAYMENTS SHOULD BE MADE PAYABLE TO JENSON LAND & REALTY DEVELOPMENT CORP.
- 8) Jenson reserves the right to correct typographical error appearing on this price list
- 9) No Broker/Agent is authorized to accept payment and issue official receipts in behalf of JLRDC
- 10) Prices and terms may change without prior notice

**REQUIREMENTS NEEDED:**

- \* 2 Valid Ids/Birth Cert. & Marriage Contract
- \* TIN Verification Slip
- \* Pay Slip-Original (for employed)
- \* Contract of Employment (for OCW)
- \* Bus. Permit; ITR w/ F.S. (for self-employed)

**2-Storey  
STUDIO UNIT**

41.82

34.00

**1BR | 1TB**

**2,012,358.00**

1,610,000.00

402,358.00

100,000.00

160,988.64

**(20,000.00)**

643,346.64

**26,806.11**

35,741.48

**(20,000.00)**

10,000.00

15,000.00

343,346.64

**171,673.32**

**20,600.80**

**192,274.12**

**16,022.84**

12,482.31

7%

**39,715.73**

14,471.14

18,693.47

31,879.93