

CELERINA ESTATE, Communal Davao City

This pricelist is updated as of August 2015

Model House #	MH#1	MH#2	MH#3	MH#4
Lot Area sqm	195.00	180.00	180.00	180.00
Floor Area sqm	61.29	73.25	58.61	60.35
House and Lot Cost	3,626,000.00 3BR - 2TB	3,990,000.00 3BR - 2TB	3,142,000.00 3BR - 1TB	3,584,000.00 3BR - 2TB
Option A Bank Financing - PROMO ONLY				
1.) 10% Downpayment	362,600.00	399,000.00	314,200.00	358,400.00
Reservation	50,000.00	50,000.00	50,000.00	50,000.00
Net downpayment from reservation	312,600.00	349,000.00	264,200.00	308,400.00
Payable in 3 months... monthly of	104,200.00	116,333.33	88,066.67	102,800.00
<i>6months is possible for new layouts ONLY</i>	52,100.00	58,166.67	44,033.33	51,400.00
2.) 90% Balance (fix rate for 1st 5yrs only)	3,263,400.00	3,591,000.00	2,827,800.00	3,225,600.00
One-time Bank Charges, Estimate	81,585.00	89,775.00	70,695.00	80,640.00
estimated mo. Amort. For 5 yrs., 7.5%	65,391.84	71,956.27	56,663.31	64,634.41
estimated mo. Amort. For 10 yrs., 7.5%	38,737.14	42,625.81	33,566.49	38,288.44
estimated mo. Amort. For 15 yrs., 7.5%	30,252.12	33,289.01	26,214.06	29,901.71
estimated mo. Amort. For 19 yrs., 7.5%	26,289.73	28,928.85	22,780.56	25,985.21
*** Total Cash-out, prior to move-in, ALL-IN, (est)	575,284.26	629,882.46	502,680.66	568,991.46
Option 1				
a.) 30% Downpayment (terms)	1,087,800.00	1,197,000.00	942,600.00	1,075,200.00
Reservation	50,000.00	50,000.00	50,000.00	50,000.00
Net downpayment from reservation	1,037,800.00	1,147,000.00	892,600.00	1,025,200.00
Payable in 3 months... monthly of	345,933.33	382,333.33	297,533.33	341,733.33
Payable in 6 months... monthly of	172,966.67	191,166.67	148,766.67	170,866.67
b.) 30% Downpayment (full)	1,087,800.00	1,197,000.00	942,600.00	1,075,200.00
Less: 3% Discount	32,634.00	35,910.00	28,278.00	32,256.00
Downpayment Due in 7days	1,055,166.00	1,161,090.00	914,322.00	1,042,944.00
*** Total Cash-out, prior to move-in, ALL-IN, (est)	1,219,339.96	1,340,162.16	1,059,981.76	1,204,994.96
70% Balance	2,538,200.00	2,793,000.00	2,199,400.00	2,508,800.00
1 yr. - 0% int./annum	211,516.67	232,750.00	183,283.33	209,066.67
2 yrs. - 15% int./annum	123,068.82	135,423.21	106,641.54	121,643.31
3 yrs. - 15% int./annum	87,987.54	96,820.26	76,242.92	86,968.38
MRI per year	15,440.70	17,054.70	14,596.10	14,843.50
Option 2 Bank Financing				
1.) 20% Downpayment	725,200.00	798,000.00	628,400.00	716,800.00
Reservation	50,000.00	50,000.00	50,000.00	50,000.00
Net downpayment from reservation	675,200.00	748,000.00	578,400.00	666,800.00
Payable in 3 months... monthly of	225,066.67	249,333.33	192,800.00	222,266.67
<i>6months is possible for new layouts ONLY</i>	112,533.33	124,666.67	96,400.00	111,133.33
2.) 80% Balance	2,900,800.00	3,192,000.00	2,513,600.00	2,867,200.00
estimated mo. Amort. For 5 yrs., 7.5%	58,126.08	63,961.13	50,367.39	57,452.81
estimated mo. Amort. For 10 yrs., 7.5%	34,433.01	37,889.60	29,836.88	34,034.17
estimated mo. Amort. For 15 yrs., 7.5%	26,890.77	29,590.23	23,301.38	26,579.30
estimated mo. Amort. For 19 yrs., 7.5%	23,368.65	25,714.53	20,249.39	23,097.97
<i>*One Time Bank Charges apply, estimate only, not more than</i>	72,520.00	79,800.00	62,840.00	71,680.00
Processing Fee/Initial Documentation, APPLIES	7,000.00	7,000.00	7,000.00	7,000.00
SPOT CASH Transfer of title fee charges (estimate only)	109,099.26	119,107.46	95,785.66	107,951.46

Note: * Total contract price does not include Mortgage Redemption Insurance/Fire Insurance and transfer of the title.

* All payments covered by Post Dated Checks (PDC)

* **PROMO OPTIONS : Bank Charges apply for Bank Financing, 7.5% int rate for 5-19 years but subject to repricing after 5yrs., this rate is valid until further notice**

*** Total Cash-out, if loan approval is 90%.

>> 6 months downpayment is possible if the house is newly constructed, or for lay-out, if house is RFO, max DP is 3months.

>> For Bank Financing, buyer pays bank charges of not more than 2.5% of the loan amount, plus transfer of title fee shall be paid prior to bank loan or right after Full payment of DP.

>> Pag-ibig Financing is available, contact us for more details

>> For Bank and Pagibig, buyer pays for the notary of the loan mortgage document, and ROD annotation and processing fees.

>> For inhouse financing, no other charges except for Processing Fee, will be paid upon completion of DP, transfer of title fees shall be paid upon FULL PAYMENT.