

COMPUTATION DATE	JANUARY 22, 2026	Contact No./Email:
Prepared by:	Engr. Mia Padua	0917 362 6109 / brokermiaph@gmail.com
Name of client / Contact info		
PROPERTY DETAILS (refer to image below)		
MODEL	CASCADE VIEW	LOCATION Perch 3 Blk 110 Lot 2 2 UNITS AVAILABLE
AREA, (sq.m)	300	Floor Area 211 square meters
TOTAL CONTRACT PRICE, TCP		₱ 25,000,000.00
Mode of Payments:		

A. OUTRIGHT CASH

Total Contract Price, TCP:	₱ 25,000,000.00	
20% PROMO discount on TCP	₱ 5,000,000.00	
Net TCP after 20% PROMO discount	₱ 20,000,000.00	
PAYABLE IN 6 EQUAL MONTHLY INSTALLMENT	MONTH 1	₱ 3,333,333.33
	MONTH 2	₱ 3,333,333.33
	MONTH 3	₱ 3,333,333.33
	MONTH 4	₱ 3,333,333.33
	MONTH 5	₱ 3,333,333.33
	MONTH 6	₱ 3,333,333.33

- REQUIREMENTS**
1. VALID ID
 2. PROOF OF BILLING ADDRESS
 3. SIGNED RESERVATION AGREEMENT
 4. SIGNED BUYER'S INFO SHEET
 5. POST DATED CHECKS (PDC)
 6. TIN
 7. MARRIAGE CERTIFICATE (IF MARRIED)

B. INSTALLMENT - NO DISCOUNT

20% Down payment, 6 months to pay	
80% Balance payable within 10 years thru In-house financing or Bank financing	
20% Down payment, 6 months to pay	₱ 5,000,000.00
month 1 (reservation)	₱ 833,333.33
Month 2	₱ 833,333.33
month 3	₱ 833,333.33
month 4	₱ 833,333.33
month 5	₱ 833,333.33
month 6	₱ 833,333.33
80% BALANCE payable within 10 years	₱ 20,000,000.00
first 2 years at zero interest	₱ 166,666.67
next 8 years at 8% interest (0.01414)	₱ 226,240.00

Check Payable to:
SUN VALLEY GOLF & DEVELOPMENT, INC.

Or Deposit payment to:
METROBANK Masingag branch
Account Name:
SUN VALLEY GOLF & DEVELOPMENT, INC.
Account Number
147-314750513-3

OR

BDO Account Number:
00400 8011 046
Account Name:
SUN VALLEY GOLF & DEVELOPMENT, INC.

THIS PROMO may end without prior notice



20% DISCOUNT
SIX (6) Months to Pay

CASCADE VIEW (DOWNHILL)
Php25,000,000.00
Lot Area = 300 sqm
Floor Area = 211 sqm

The Perch HIGHLAND PARK

Ramia Group
ACCREDITED SELLER OF SUN VALLEY GOLF AND DEVELOPMENT, INC.

- Living room with Balcony
- 3 Bedrooms with Toilet & Bath
- Powder room
- Kitchen & Dining
- Storage room
- Maid's room with Toilet & Bath
- Lanai
- Landscaped garden
- 4 car garage
- Laundry Area

IF the buyer/s opt for bank financing

1. The buyer shoulders the required appraisal fee and other fees or charges by the bank.
2. The buyer shall submit the bank guarantee to the developer for evaluation and approval.
3. If the approved loan is lower than the 80% balance – the buyer shall pay the difference in outright payment to the developer in order to process the loan
4. The buyer shall pay the transfer and registration fees to process the transfer of title under the buyer's name.
5. During the process of Transfer of title, the buyer is required to pay the monthly amortization (as per the computation of in-house financing by the developer)
6. Once the title is transferred under the buyer's name – the title and other required documents from the developer's side - will be submitted to the bank where the buyer applied for the loan.
7. Upon release of the loan proceeds – all excess payments made by the buyer shall be refunded to the buyer
8. DEVELOPER'S PROMO OFFER: The buyer is entitled to a 10% discount based on the loan proceeds.