

**THE PERCH - HOUSE & LOT PACKAGE as of August 28, 2025**

	P E R C H	Blk #	Lot #	Lot Area	Floor Area	No. of Bedrooms	No. of T&B	Remarks/ Model House	ORIGINAL CONTRACT PRICE / TOTAL CONTRACT PRICE (TCP)
1	1	1	4	375	332	5	5	windsor w/ elevator	35,000,000.00
2	3	12	10	617	234	4	5	CRESTVIEW	35,000,000.00
3	3	5	10	412	241	4	5	ROCHESTER	32,000,000.00
4	3	6	1	652	234	5	6	BEL AIR	35,000,000.00
5	3	5	1	504	239	5	5	LAFAYETTE	30,000,000.00
6	3	10	2	300	206	4	5	Cascade view / Downhill	26,000,000.00
7	3	10	3	300	206	4	5	Cascade view / Downhill	26,000,000.00
8	3	11	1	300	206	4	4	Cascade view / Uphill	26,000,000.00
9	3	11	2	300	206	4	4	Cascade view / Uphill	26,000,000.00
10	3	14	2	353	206	4	5	SOMERSET	29,000,000.00
11	3	14	3	339	206	4	5	SOMERSET	29,000,000.00

NOTE: BEDROOM and T&amp;B for Maid's room is included in the Number of Bedroom and T&amp;B

NOTE: all payment terms - to confirm from SV office

Reservation deposit ₱ 500,000.00

1. OUTRIGHT CASH with 15% discount payable in 6 equal installment

2. INSTALLMENT

OUTRIGHT 20% down payable within 3 months

Next 20% Down payment payable in 36 equal monthly installment

60% balance payable in 5 to 7 years at 8% interest

Factor Rate		
#yrs	8%	10%
3yrs	0.03134	0.03227
5yrs	0.02028	0.02125
7yrs	0.01559	0.01660

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 approve 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