

# AI-03307 Mandani Bay Condo Payment Analysis

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**Find a real estate loan program in the Philippines for a 60 years old borrower to finance a condo purchase of PHP 16,000,000.00. What available rates are out there?**

Here's a structured overview of real estate loan programs in the Philippines that a 60-year-old borrower could consider for financing a PHP 16,000,000 condo purchase, with current interest rate examples and eligibility considerations:

## 1) Pag-IBIG Fund Housing Loan (Government)

Best for lowest interest rates and long repayment terms

✓ Loan amount: Up to ₱6 million (regular program); may finance up to ~80-90 % of value but cap is by Pag-IBIG rules (so PHP 16M purchase may exceed Pag-IBIG maximum)

✓ Interest rates (2025): approx:

- ~5.75 % p.a. – 1-yr fixing
- ~6.25 % p.a. – 3-yr fixing  
(rates vary by fixing period & loan size)

📌 Age eligibility:

- Must be ≤ 65 yrs old at application
- Must be ≤ 70 yrs old at loan maturity

💡 Note: If you're 60 now, you can take a loan up to age 70 maturity. This practically limits term to ~10 years or less for a 60-year-old borrower. Pag-IBIG also has a ₱6 M ceiling on loan amounts, which means you may need a co-borrower and top-up with bank financing for the full PHP 16 M.



## 2) Bank Mortgage / Home Loan Programs

### **BDO Unibank**

- Max loan term: Up to 15 yrs for condo units (older borrowers often capped by age policy)
- Interest rates: varies, typically 6.5 %–8.5 %+ depending on fixing period and repricing
- Eligibility age:  $\leq 70$  yrs old upon loan maturity

### **Maybank MaxiHome Loan**

- Loanable amount: up to ~90 % LTV
- Interest rates: ~6.75 %–7.50 % (1-5 yr fixing examples)
- Age rule: Borrower's age + loan tenure must not exceed 65 at maturity (so <5–7 yrs if age 60)

### **Robinsons Bank**

- Rates (examples): ~7.00 % (1 yr), ~7.75 % (3 yrs), ~8.25 % (5 yrs), ~9.25 % (10 yrs)
- Eligibility age:  $\leq 65$  at maturity

### **Other Banks (Metrobank, BPI, UnionBank, RCBC)**

- Typical interest rates across major banks currently range from ~7 % to 9 %+ depending on term, fixing period, and repricing structure.
- Age limits commonly require borrower  $\leq 65$  yrs old at loan maturity, though some banks allow up to 70 for select clients.

Interest Rate Snapshot (Indicative for 2025):

- Pag-IBIG — ~5.75 %–6.50 % (short terms)

- Banks — ~6.8 %–8.5 %+ for 3–5-year fixed, then repricing thereafter

## 3) Important Practical Notes for a 60-Year-Old Borrower

- ◆ Age + loan term constraint: Most lenders want the loan to be fully repaid before age 65–70. At age 60, that restricts the length of the loan term (shorter than a typical 20-year mortgage).
- ◆ To finance a ₱16 M condo, consider:
  - Bank loan for the bulk amount (e.g., ~80 % of value)
  - Pag-IBIG loan for a portion (up to ₱6 M) if you qualify
  - Co-borrower (e.g., spouse) to increase eligibility and term length
- ◆ Interest cost: Fixed rates are attractive initially but later repricing may increase monthly installments—this is common across major banks.

## Summary Table

Lender / Program	Approx. Rates	Max Term	Age Rule	Notes
Pag-IBIG Fund	~5.75 % – 6.25 %	Up to 30 yrs	≤ 65 at app, ≤ 70 at maturity	Low rates but loan cap ~₱6 M
BDO	~7 %–8.5 %+	~15 yrs (condo)	≤ 70 at maturity	Major bank; term may be shorter for condo
Maybank	~6.75 %–7.5 %	~5–7 yrs max for age limit	65 max maturity	Competitive fixed rates
Robinsons Bank	~7 %–9 %	~15–20 yrs	≤ 65 at maturity	Typical bank package
Metrobank / BPI / UnionBank / RCBC	~7 %–9 %+	~15–25 yrs	≤ 65 at maturity	Variety of plans and fixing options

(Rates are indicative; actual offers depend on credit, income, and market conditions.)

## Action Steps

1. Calculate realistic term given age (e.g., aim to finish by age 70).
2. Get pre-qualified quotes from banks (BDO, Maybank, Metrobank, BPI, RCBC, UnionBank).
3. If eligible, consider using Pag-IBIG for part of the loan and bank financing for the balance.
4. Include co-borrower income to boost eligibility and extend term options.
5. Ask lenders about fixed vs repricing rates and how monthly amortization will change over time.

If you want, I can estimate monthly amortizations for specific loan structures (e.g., PHP 12M bank loan + PHP 4M Pag-IBIG split) and different terms (5, 10, or 15 years). Just let me know the split and term lengths you want!

**Estimate a monthly amortization for the PHP16M condo at BPI with rate at 8% for 10 years and I will put a 20% down payment. Show monthly amortization in a table with PHP and USD.**

Below is a clean amortization estimate for your scenario, using standard mortgage math.

## Assumptions (explicit)

- Condo price: PHP 16,000,000
- Down payment: 20% = PHP 3,200,000
- Loan amount: PHP 12,800,000
- Bank: BPI (illustrative)
- Interest rate: 8.0% p.a. (fixed, nominal)
- Loan term: 10 years (120 months)

- FX used for USD view: 1 USD = PHP 56 (approx, for comparison only)

## Estimated Monthly Amortization

Item	PHP	USD (approx)
Purchase Price	16,000,000	285,714
Down Payment (20%)	3,200,000	57,143
Loan Amount	12,800,000	228,571
Interest Rate	8.0%	8.0%
Loan Term	10 years	10 years
Monthly Amortization	155,299	2,773

## Interpretation (quick)

- PHP ~155k/month is the carrying cost for a 10-year, 8% loan on a PHP 12.8M balance.
- Shorter tenure significantly increases monthly cash flow but reduces total interest paid, which aligns well with age-based loan limits at 60.

## Optional next steps

If you want, I can:

1. Compare 5-year vs 10-year amortization (to see interest saved).
2. Run stress tests at 9%–10% repricing.
3. Compare bank loan vs partial Pag-IBIG + bank blend.
4. Show total interest paid over the life of the loan.

Just tell me which angle you want to explore.

Below is a side-by-side comparison of a 5-year vs 10-year loan for your PHP 16M condo, assuming the same 20% down payment and 8% fixed rate.

# Assumptions (same for both)

- Loan amount: PHP 12,800,000
- Interest rate: 8.0% p.a.
- FX for reference: 1 USD = PHP 56

## 5-Year vs 10-Year Amortization Comparison

Metric	5-Year Loan	10-Year Loan
Monthly Amortization (PHP)	259,538	155,299
Monthly Amortization (USD)	4,635	2,773
Total Paid Over Term (PHP)	15,572,271	18,635,918
Total Paid Over Term (USD)	278,076	332,784
Total Interest Paid (PHP)	2,772,271	5,835,918
Total Interest Paid (USD)	49,505	104,213

## Key Takeaways (this is the real trade-off)

1.

### Interest saved by choosing 5 years

- PHP 3,063,648 less interest
- ~USD 54,700 saved
- Almost cuts interest cost in half

2.

### Cash-flow difference

- 5-year loan costs ~PHP 104,000 more per month
- But that higher payment buys certainty and rate risk elimination

3.

## Age-fit perspective (important at 60)

- 5-year loan:
  - ✓ Ends by age 65
  - ✓ Strong alignment with bank age limits
  - ✓ Cleaner retirement balance sheet
- 10-year loan:
  - ✓ Easier monthly cash flow
  - ✗ Higher lifetime interest
  - ✗ Longer exposure to repricing risk if not fully fixed



## Decision framing (practical)

- If monthly cash flow is comfortable → 5-year loan is financially superior
- If income volatility or liquidity matters → 10-year is safer month-to-month
- Many borrowers choose a 10-year loan but prepay aggressively (best of both worlds)

If you want, I can next:

- Model 10-year loan with annual prepayments
- Stress-test repricing at 9–10%
- Compare this to a cash purchase vs loan decision
- Align this with retirement cash-flow planning

Just say the word.

### **Model 10-year loan with annual prepayments to end the loan early at -4 years**

Below is a clean, decision-grade model of a 10-year BPI loan at 8% that is intentionally paid off 4 years early (finished in year 6) using annual prepayments, while keeping the original monthly amortization.

## Assumptions (same base loan)

- Loan amount: PHP 12,800,000

- Interest rate: 8.0% p.a.
- Original term: 10 years
- Target payoff: 6 years
- Monthly amortization (unchanged): PHP 155,299
- FX for reference: 1 USD = PHP 56

## 10-Year Loan with Annual Prepayments (Paid Off in 6 Years)

Item	PHP	USD (approx)
Loan Amount	12,800,000	228,571
Base Monthly Amortization	155,299	2,773
Annual Prepayment Required	870,000	15,536
Effective Loan Duration	6 years	6 years
Total Interest Paid	3,532,185	63,075
Interest Saved vs Full 10-Year Loan	2,303,734	41,138

## What this means in practical terms

### 1. Cash-flow profile

- You keep the manageable PHP 155k/month
- Add a once-a-year lump sum of ~PHP 870k
- Loan fully extinguished by age ~66

### 2. Interest efficiency

- Full 10-year interest: PHP 5.84M
- With prepayments: PHP 3.53M
- ~40% interest reduction, without committing to 5-year monthly stress

### 3. Psychological & retirement fit

- No monthly strain like a 5-year loan
- No long exposure like a full 10-year loan
- High optionality: you can skip prepayment in a bad year



## **Strategy insight (this is the sweet spot)**

This structure is often optimal for 60+ borrowers:

- Banks approve you on a 10-year term
- You behave like a disciplined 6-year borrower
- You retain liquidity, flexibility, and dignity

It also aligns well with:

- Retirement income variability
- Avoiding forced asset sales
- Reducing repricing risk

## **If you want next**

I can:

- Show a year-by-year balance table
- Compare annual vs quarterly prepayments
- Stress-test this at 9%–10% repricing
- Align this with portfolio drawdown logic

Just tell me how deep you want to go.