

**NORTHTOWN**

**SAMPLE COMPUTATION**

STANDARD TERM

EFFECTIVE: **January 1 - 31, 2018**

BUYER : \_\_\_\_\_

**OPTION 1 - CASH TERM**

Ph	Blk	Lot	area	price
			150	15,878
gross selling price				
Less : Discount				
contract price				
Less : reservation fee dated				
Net contract price payable				

discount	10%	7%	5%	0%
no. of days	15	30	45	after 45
Gross selling price	2,381,700	2,381,700	2,381,700	2,381,700
	0	0	0	0
	0	0	0	0
	2,381,700	2,381,700	2,381,700	2,381,700
	238,170	166,719	119,085	0
	2,143,530	2,214,981	2,262,615	2,381,700
<b>01/03/18</b>	<b>30,000</b>	30,000	30,000	30,000
	2,113,530	2,184,981	2,232,615	2,351,700
<b>Due dates</b>	<b>01/18/18</b>	<b>02/02/18</b>	<b>02/17/18</b>	<b>03/04/18</b>

**OPTION 2 - 10% - 50% DOWN PAYMENT**

**2A.1 Outright Downpayment ( min.10% – max.50% to avail of the above disc):**

	10%			
10% Downpayment	238,170	238,170	238,170	238,170
less : reservation fee dated	30,000	30,000	30,000	30,000
<b>downpayment net of reservation fee</b>	<b>208,170</b>	<b>208,170</b>	<b>208,170</b>	<b>208,170</b>
<b>discount on downpayment</b>	<b>35,726</b>	<b>23,817</b>	<b>11,909</b>	<b>0</b>
<b>net downpayment payable</b>	<b>172,445</b>	<b>184,353</b>	<b>196,262</b>	<b>208,170</b>
<b>Due dates</b>	<b>01/18/18</b>	<b>02/02/18</b>	<b>02/17/18</b>	<b>03/04/18</b>

**2A.2 Balance for Amortization:**

gross selling price	2,381,700	2,381,700	2,381,700	2,381,700
Less: 10% Downpayment	238,170	238,170	238,170	238,170
Balance for amortization	2,143,530	2,143,530	2,143,530	2,143,530

**2A.3 Monthly amortization:**

	02/17/18	03/04/18	03/19/18	04/03/18
1 YR., 0% interest	178,628	178,628	178,628	178,628
2 YRS., 0% interest	89,314	89,314	89,314	89,314
3 YRS., (1-2 YEARS , ZERO INTEREST) (3RD year with 10% interest-factor 0.087916)	59,543 62,817	59,543 62,817	59,543 62,817	59,543 62,817
4 YRS., @ 12% int. p.a. (factor:.026334)	56,448	56,448	56,448	56,448
5 YRS., @ 12% int. p.a. (factor:.022244)	47,681	47,681	47,681	47,681
6 YRS., @ 14% int. p.a. (factor:.020606)	44,170	44,170	44,170	44,170
7 YRS., @ 14% int. p.a. (factor:.018740)	40,170	40,170	40,170	40,170
8 YRS., @ 14% int. p.a. (factor:.017372)	37,237	37,237	37,237	37,237
9 YRS., @ 14% int. p.a. (factor:.016334)	35,012	35,012	35,012	35,012
10 YRS., @ 14% int. p.a. (factor:.015527)	33,283	33,283	33,283	33,283

**Notes:**

- Reservation fee is P30,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- For Bank Financing :
  - Buyer can avail the corresponding discounts on the equity balance from the date of reservation.
  - Buyer can avail 5% discount on the bank approved amount.

Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_

**NORTHTOWN**  
**SAMPLE COMPUTATION**

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EFFECTIVE: January 1 - 31, 2018

BUYER : \_\_\_\_\_  
 NTC03

**Lot location:**

Ph	Blk	Lot	area	price	Contract Price
0	0	0	150	15,878	2,381,700
0	0	0	0	0	0
0	0	0	0	0	0

Gross contract price 2,381,700

**OPTION 3 - ZERO DOWN PAYMENT**

<b>3.1 DOWNPAYMENT</b>	DP %	0%
Downpayment		
less : reservation fee dated	<b>01/03/18</b>	30,000
Downpayment for amortization	<b>Due dates</b>	<b>02/02/18</b>
<b>3.2 Balance for Amortization:</b>		
gross contract price		2,381,700
less : Reservation Fee/Downpayment		30,000
balance for amortization		<u>2,351,700</u>
<b>3.3 Monthly amortization:</b>		
1 YR., 0% interest		195,975
2 YRS., 0% interest		97,988
3 YRS., (1-2 years, zero interest) (3 <sup>rd</sup> year with 10% interest – factor 0.087916)		97,988 103,376
4 YRS., @ 12% int. p.a. (factor:.026334)		61,930
5 YRS., @ 12% int. p.a. (factor:.022244)		52,311
6 YRS., @ 14% int. p.a. (factor:.020606)		48,459
7 YRS., @ 14% int. p.a. (factor:.018740)		44,071
8 YRS., @ 14% int. p.a. (factor:.017372)		40,854
9 YRS., @ 14% int. p.a. (factor:.016334)		38,413
10 YRS., @ 14% int. p.a. (factor:.015527)		36,515

**Notes:**

- Reservation fee is P30,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- For Bank Financing :
  - Buyer can avail the corresponding discounts on the equity balance from the date of reservation.
  - Buyer can avail 5% discount on the bank approved amount.

Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_

03-Jan-18