

Promo Name : **CHINESE NEW YEAR PROMO 2018**
 Effectivity Date : *Effective February 1 - 28, 2018*
 Project: **EDEN RIDGE/FERNWOOD**
 Name of Buyer _____

Sample Computation Only

OPTION 1 - CASH TERM

Ph	Blk	Lot	area	price
			500	7,260
Less :Drainage Area			0	
gross contract price			500	
Less : Discount				
Net contract price				
Less : reservation fee dated				
Net contract price payable				

discount	15%	10%	5%	0%
no. of days	15	30	45	after 45

contract price	contract price	contract price	contract price
3,630,000	3,630,000	3,630,000	3,630,000
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
3,630,000	3,630,000	3,630,000	3,630,000
544,500	363,000	181,500	0
3,085,500	3,267,000	3,448,500	3,630,000
02/01/18 50,000	50,000	50,000	50,000
3,035,500	3,217,000	3,398,500	3,580,000
02/16/18	03/03/18	03/18/18	03/19/18

discount	20%	10%	5%	0%
no. of days	15	30	45	after 45

OPTION 2A - INSTALLMENT BASED ON OUTRIGHT DP

2A.1 *Outright Downpayment (min.25% – max.50% to avail of the above disc):*

25% Downpayment	907,500	907,500	907,500	907,500
less : reservation fee dated 02/01/18	50,000	50,000	50,000	50,000
downpayment net of reservation fee	857,500	857,500	857,500	857,500
Discount on Downpayment	181,500	90,750	45,375	0
Net Downpayment payable	676,000	766,750	812,125	857,500

Due dates **02/16/18** **03/03/18** **03/18/18** **03/19/18**

2A.2 *Balance for Amortization:*

gross contract price	3,630,000	3,630,000	3,630,000	3,630,000
Less: 25% Downpayment	907,500	907,500	907,500	907,500
Others				
Balance for amortization	2,722,500	2,722,500	2,722,500	2,722,500

2A.3 *Monthly amortization:*

Due dates **03/18/18** **04/02/18** **04/17/18** **04/18/18**

1 YR., 0% interest	226,875	226,875	226,875	226,875
2 YRS., 0% interest	113,438	113,438	113,438	113,438
3 YRS. ZERO INTEREST	PROMO	75,625	75,625	75,625
4 YRS. ZERO INTEREST	PROMO	56,719	56,719	56,719
5 YRS., @ 12 % int. p.a. (factor:.022244)		60,559	60,559	60,559
6 YRS., @ 14% int. p.a. (factor:.020606)		56,100	56,100	56,100
7 YRS., @ 14% int. p.a. (factor:.018740)		51,020	51,020	51,020
8 YRS., @ 14% int. p.a. (factor:.017372)		47,295	47,295	47,295
9 YRS., @ 14% int. p.a. (factor:.016334)		44,469	44,469	44,469
10 YRS.,@ 14% int. p.a. (factor:.015527)		42,272	42,272	42,272

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: _____

Received by: _____

2/1/2018 11:14

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					discount	10%	7%	5%	0%
					no. of days	15	30	45	after 45
Lot location:					contract price	contract price	contract price	contract price	contract price
Ph	Blk	Lot	area	price	3,630,000	3,630,000	3,630,000	3,630,000	3,630,000
0	0	0	500	7,260	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0
	Less :Drainage Area		0	0	0	0	0	0	0
Gross Total			500		3,630,000	3,630,000	3,630,000	3,630,000	3,630,000
OPTION 2B - INSTALLMENT BASED ON OUTRIGHT DP									
2B.1 Outright Downpayment (DP of 10% but below 25% to avail of the above disc.):									
	10%	Downpayment			363,000	363,000	363,000	363,000	363,000
	less :	reservation fee dated			02/01/18 50,000	50,000	50,000	50,000	50,000
		downpayment net reservation fee			313,000	313,000	313,000	313,000	313,000
		Discount on downpayment			36,300	25,410	18,150	0	0
		net downpayment payable			276,700	287,590	294,850	313,000	313,000
					Due dates	02/16/18	03/03/18	03/18/18	03/19/18
2B.2 Balance for Amortization:									
		gross contract price			3,630,000	3,630,000	3,630,000	3,630,000	3,630,000
	Less:	10%	Downpayment		363,000	363,000	363,000	363,000	363,000
		Others							
		Balance for amortization			3,267,000	3,267,000	3,267,000	3,267,000	3,267,000
2B.3 Monthly amortization:					Due dates	03/18/18	04/02/18	04/17/18	04/18/18
1 YR., 0% interest					272,250	272,250	272,250	272,250	272,250
2 YRS., 0% interest					136,125	136,125	136,125	136,125	136,125
3 YRS. ZERO INTEREST					PROMO	90,750	90,750	90,750	90,750
4 YRS. ZERO INTEREST					PROMO	68,063	68,063	68,063	68,063
5 YRS., @ 12 % int. p.a. (factor:.022244)					72,671	72,671	72,671	72,671	72,671
6 YRS., @ 14% int. p.a. (factor:.020606)					67,320	67,320	67,320	67,320	67,320
7 YRS., @ 14% int. p.a. (factor:.018740)					61,224	61,224	61,224	61,224	61,224
8 YRS., @ 14% int. p.a. (factor:.017372)					56,754	56,754	56,754	56,754	56,754
9 YRS., @ 14% int. p.a. (factor:.016334)					53,363	53,363	53,363	53,363	53,363
10 YRS.,@ 14% int. p.a. (factor:.015527)					50,727	50,727	50,727	50,727	50,727

Notes:

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Lot location:

Ph	Blk	Lot	area	price	Contract Price
0	0	0	500	7,260	3,630,000
0	0	0	0	0	0
0	0	0	0	0	0
Less :Drainage Area			0	0	0

Gross contract price 500 3,630,000

OPTION 3 - ZERO DOWN PAYMENT

3.1 DOWNPAYMENT		DP %	0%
Downpayment			0
less : reservation fee dated		02/01/18	50,000
Downpayment net of reservation			0
3.2 Balance for Amortization:			
gross contract price			3,630,000
less : Reservation Fee/Downpayment			50,000
balance for amortization			3,580,000
3.3 Monthly amortization:		Due dates	03/03/18
1 YR., 0% interest			298,333
2 YRS., 0% interest			149,167
3 YRS. NO, INTEREST		PROMO	99,444
4 YRS. NO, INTEREST		PROMO	74,583
5 YRS., @ 12 % int. p.a. (factor:.022244)			79,634
6 YRS., @ 14% int. p.a. (factor:.020606)			73,769
7 YRS., @ 14% int. p.a. (factor:.018740)			67,089
8 YRS., @ 14% int. p.a. (factor:.017372)			62,192
9 YRS., @ 14% int. p.a. (factor:.016334)			58,476
10 YRS.,@ 14% int. p.a. (factor:.015527)			55,587

Notes:

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 - Buyer can avail 5% discount on the bank approved amount.

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