

Promo Name : **SUMMER PROMO 2018**
 Effectivity Date : *Effective March 1 - April 30, 2018*
 Project: **EDEN RIDGE/FERNWOOD**
 Name of Buyer _____

Sample Computation Only

OPTION 1 - CASH TERM

Ph	Blk	Lot	area	price
			500	8,000
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	4,000,000	4,000,000	4,000,000	4,000,000
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	4,000,000	4,000,000	4,000,000	4,000,000
	600,000	400,000	200,000	0
	3,400,000	3,600,000	3,800,000	4,000,000
04/03/18	50,000	50,000	50,000	50,000
	3,350,000	3,550,000	3,750,000	3,950,000
	04/18/18	05/03/18	05/18/18	05/19/18

OPTION 2A - INSTALLMENT BASED ON OUTRIGHT DP

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

25% Downpayment	1,000,000	1,000,000	1,000,000	1,000,000
less : reservation fee dated	50,000	50,000	50,000	50,000
04/03/18				
downpayment net of reservation fee	950,000	950,000	950,000	950,000
Discount on Downpayment	200,000	100,000	50,000	0
Net Downpayment payable	750,000	850,000	900,000	950,000

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

2A.2 Balance for Amortization:

gross contract price	4,000,000	4,000,000	4,000,000	4,000,000
Less: 25% Downpayment	1,000,000	1,000,000	1,000,000	1,000,000
Others				
Balance for amortization	3,000,000	3,000,000	3,000,000	3,000,000

Due dates	04/18/18	05/03/18	05/18/18	05/19/18
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2A.3 Monthly amortization:

Due dates	05/18/18	06/02/18	06/17/18	06/18/18
1 YR., 0% interest	250,000	250,000	250,000	250,000
2 YRS., 0% interest	125,000	125,000	125,000	125,000
3 YRS. ZERO INTEREST	PROMO	83,333	83,333	83,333
4 YRS. ZERO INTEREST	PROMO	62,500	62,500	62,500
5 YRS., @ 12 % int. p.a. (factor:.022244)	66,732	66,732	66,732	66,732
6 YRS., @ 14% int. p.a. (factor:.020606)	61,818	61,818	61,818	61,818
7 YRS., @ 14% int. p.a. (factor:.018740)	56,220	56,220	56,220	56,220
8 YRS., @ 14% int. p.a. (factor:.017372)	52,116	52,116	52,116	52,116
9 YRS., @ 14% int. p.a. (factor:.016334)	49,002	49,002	49,002	49,002
10 YRS., @ 14% int. p.a. (factor:.015527)	46,581	46,581	46,581	46,581

Notes:

- Reservation fee is P50,000 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: _____

4/3/2018 17:30

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Lot location:				
Ph	Blk	Lot	area	price
0	0	0	500	8,000
0	0	0	0	0
	0	0	0	0
	Less :Drainage Area		0	0
Gross Total			500	

discount	10%	7%	5%	0%
no. of days	15	30	45	after 45
contract price	contract price	contract price	contract price	contract price
4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
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	400,000	400,000	400,000	400,000
less : reservation fee dated	50,000	50,000	50,000	50,000
downpayment net reservation fee	350,000	350,000	350,000	350,000
Discount on downpayment	40,000	28,000	20,000	0
net downpayment payable	310,000	322,000	330,000	350,000
Due dates	04/03/18	05/03/18	05/18/18	05/19/18
gross contract price	4,000,000	4,000,000	4,000,000	4,000,000
Less: 10% Downpayment	400,000	400,000	400,000	400,000
Others				
Balance for amortization	3,600,000	3,600,000	3,600,000	3,600,000
Due dates	05/18/18	06/02/18	06/17/18	06/18/18
1 YR., 0% interest	300,000	300,000	300,000	300,000
2 YRS., 0% interest	150,000	150,000	150,000	150,000
3 YRS. ZERO INTEREST	PROMO	100,000	100,000	100,000
4 YRS. ZERO INTEREST	PROMO	75,000	75,000	75,000
5 YRS., @ 12 % int. p.a. (factor:.022244)	80,078	80,078	80,078	80,078
6 YRS., @ 14% int. p.a. (factor:.020606)	74,182	74,182	74,182	74,182
7 YRS., @ 14% int. p.a. (factor:.018740)	67,464	67,464	67,464	67,464
8 YRS., @ 14% int. p.a. (factor:.017372)	62,539	62,539	62,539	62,539
9 YRS., @ 14% int. p.a. (factor:.016334)	58,802	58,802	58,802	58,802
10 YRS., @ 14% int. p.a. (factor:.015527)	55,897	55,897	55,897	55,897

Notes:

- Reservation fee is P50,000 for each lot.
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 - 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.

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Lot location:

Ph	Blk	Lot	area	price	Contract Price
0	0	0	500	8,000	4,000,000
0	0	0	0	0	0
0	0	0	0	0	0
		Less :Drainage Area	0	0	0

Gross contract price 500 4,000,000

OPTION 3 - ZERO DOWN PAYMENT

<u>3.1 DOWNPAYMENT</u>		DP %	10%
Downpayment			400,000
less : reservation fee dated	04/03/18		50,000
Downpayment for amortization			350,000
1st downpayment	05/03/18		29,167
2nd downpayment	06/03/18		29,167
3rd downpayment	07/03/18		29,167
4th downpayment	08/03/18		29,167
5th downpayment	09/03/18		29,167
6th downpayment	10/03/18		29,167
7th downpayment	11/03/18		29,167
8th downpayment	12/03/18		29,167
9th downpayment	01/03/19		29,167
10th downpayment	02/03/19		29,167
11th downpayment	03/03/19		29,167
12th downpayment	04/03/19		29,163
<u>3.2 Balance for Amortization:</u>			350,000
gross contract price			4,000,000
less : Reservation Fee/Downpayment			400,000
balance for amortization			3,600,000
<u>3.3 Monthly amortization:</u>	Due dates		05/03/18
1 YR., 0% interest			300,000
2 YRS., 0% interest			150,000
3 YRS. NO, INTEREST	PROMO		100,000
4 YRS. NO, INTEREST	PROMO		75,000
5 YRS., @ 12 % int. p.a. (factor:.022244)			80,078
6 YRS., @ 14% int. p.a. (factor:.020606)			74,182
7 YRS., @ 14% int. p.a. (factor:.018740)			67,464
8 YRS., @ 14% int. p.a. (factor:.017372)			62,539
9 YRS., @ 14% int. p.a. (factor:.016334)			58,802
10 YRS.,@ 14% int. p.a. (factor:.015527)			55,897

Notes:

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