

Promo Name : **SUMMER PROMO 2018**
 Effectivity Date : *Extended until May 31, 2018*
 Project: **NORTHCREST**
 Name of Buyer _____

Sample Computation Only

OPTION 1 - CASH TERM

Ph	Blk	Lot	area	price
			150	16,700
Less : Drainage Area			0	
Gross Contract Price			150	
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	2,505,000	2,505,000	2,505,000	2,505,000
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	2,505,000	2,505,000	2,505,000	2,505,000
	375,750	250,500	125,250	0
	2,129,250	2,254,500	2,379,750	2,505,000
05/03/18	30,000	30,000	30,000	30,000
	2,099,250	2,224,500	2,349,750	2,475,000
	05/18/18	06/02/18	06/17/18	06/18/18

OPTION 2A - INSTALLMENT BASED ON OUTRIGHT DP

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

25% Downpayment	626,250	626,250	626,250	626,250
Less : Reservation Fee dated 05/03/18	30,000	30,000	30,000	30,000
Downpayment Net of Reservation Fee	596,250	596,250	596,250	596,250
Discount on Downpayment	125,250	62,625	31,313	0
Net Downpayment Payable	471,000	533,625	564,938	596,250

Discount	20%	10%	5%	0%
No. of days	15	30	45	after 45

2A.2 Balance for Amortization:

	Due dates	05/18/18	06/02/18	06/17/18	06/18/18
Gross Contract Price		2,505,000	2,505,000	2,505,000	2,505,000
Less: 25% Downpayment		626,250	626,250	626,250	626,250
Others					
Balance for Amortization		1,878,750	1,878,750	1,878,750	1,878,750

2A.3 Monthly amortization:

	Due dates	06/17/18	07/02/18	07/17/18	07/18/18
1 YRS., 0% interest		156,563	156,563	156,563	156,563
2 YRS., 0% interest		78,281	78,281	78,281	78,281
3 YRS. ZERO INTEREST	PROMO	52,188	52,188	52,188	52,188
4 YRS. ZERO INTEREST	PROMO	39,141	39,141	39,141	39,141
5 YRS., @ 12 % int. p.a. (factor:.022244)		41,791	41,791	41,791	41,791
6 YRS., @ 14% int. p.a. (factor:.020606)		38,714	38,714	38,714	38,714
7 YRS., @ 14% int. p.a. (factor:.018740)		35,208	35,208	35,208	35,208
8 YRS., @ 14% int. p.a. (factor:.017372)		32,638	32,638	32,638	32,638
9 YRS., @ 14% int. p.a. (factor:.016334)		30,688	30,688	30,688	30,688
10 YRS., @ 14% int. p.a. (factor:.015527)		29,171	29,171	29,171	29,171

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: _____

5/3/2018 9:19

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Lot location:

Ph	Blk	Lot	area	price
0	0	0	150	16,700
0	0	0	0	0
	0	0	0	0
	Less : Drainage Area		0	0
Gross Total			150	

Discount	10%	7%	5%	0%
No. of days	15	30	45	after 45
contract price	contract price	contract price	contract price	contract price
2,505,000	2,505,000	2,505,000	2,505,000	2,505,000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
2,505,000	2,505,000	2,505,000	2,505,000	2,505,000
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	250,500	250,500	250,500	250,500
Less : Reservation Fee dated 05/03/18	30,000	30,000	30,000	30,000
Downpayment Net Reservation Fee	220,500	220,500	220,500	220,500
Discount on Downpayment	25,050	17,535	12,525	0
Net Downpayment Payable	195,450	202,965	207,975	220,500
Due dates	05/18/18	06/02/18	06/17/18	06/18/18
2B.2 Balance for Amortization:				
Gross Contract Price	2,505,000	2,505,000	2,505,000	2,505,000
Less: 10% Downpayment	250,500	250,500	250,500	250,500
Others				
Balance for Amortization	2,254,500	2,254,500	2,254,500	2,254,500
Due dates	06/17/18	07/02/18	07/17/18	07/18/18
2B.3 Monthly Amortization:				
1 YR., 0% interest	187,875	187,875	187,875	187,875
2 YRS., 0% interest	93,938	93,938	93,938	93,938
3 YRS. ZERO INTEREST	PROMO	62,625	62,625	62,625
4 YRS. ZERO INTEREST	PROMO	46,969	46,969	46,969
5 YRS., @ 12 % int. p.a. (factor:.022244)	50,149	50,149	50,149	50,149
6 YRS., @ 14% int. p.a. (factor:.020606)	46,456	46,456	46,456	46,456
7 YRS., @ 14% int. p.a. (factor:.018740)	42,249	42,249	42,249	42,249
8 YRS., @ 14% int. p.a. (factor:.017372)	39,165	39,165	39,165	39,165
9 YRS., @ 14% int. p.a. (factor:.016334)	36,825	36,825	36,825	36,825
10 YRS.,@ 14% int. p.a. (factor:.015527)	35,006	35,006	35,006	35,006

- Notes:
- Reservation fee is P30,000 for each lot.
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 - 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	150	16,700	2,505,000
0	0	0	0	0	0
0	0	0	0	0	0
		Less : Drainage Area	0	0	0
Gross Contract Price			<u>150</u>		<u>2,505,000</u>

OPTION 3 - ZERO & EXTENDED DOWN PAYMENT

3.1 DOWNPAYMENT		DP %	ZERO Down payment	10%
Downpayment			0	250,500
Less : Reservation Fee dated		05/03/18	30,000	30,000
Downpayment for amortization			0	220,500
	1st downpayment	06/02/18		18,375
	2nd downpayment	07/02/18		18,375
	3rd downpayment	08/02/18		18,375
	4th downpayment	09/02/18		18,375
	5th downpayment	10/02/18		18,375
	6th downpayment	11/02/18		18,375
	7th downpayment	12/02/18		18,375
	8th downpayment	01/02/19		18,375
	9th downpayment	02/02/19		18,375
	10th downpayment	03/02/19		18,375
	11th downpayment	04/02/19		18,375
	12th downpayment	05/02/19		18,375
3.2 Balance for Amortization:				
Gross Contract Price			-	220,500
Less : Reservation Fee/Downpayment			2,505,000	2,505,000
Balance for Amortization			30,000	250,500
			<u>2,475,000</u>	<u>2,254,500</u>
3.3 Monthly Amortization:		Due dates	06/02/18	06/02/19
1 YRS., 0% interest			206,250	187,875
2 YRS., 0% interest			103,125	93,938
3 YRS. NO, INTEREST		PROMO	68,750	62,625
4 YRS. NO, INTEREST		PROMO	51,563	46,969
5 YRS., @ 12 % int. p.a. (factor:.022244)			55,054	50,149
6 YRS., @ 14% int. p.a. (factor:.020606)			51,000	46,456
7 YRS., @ 14% int. p.a. (factor:.018740)			46,382	42,249
8 YRS., @ 14% int. p.a. (factor:.017372)			42,996	39,165
9 YRS., @ 14% int. p.a. (factor:.016334)			40,427	36,825
10 YRS.,@ 14% int. p.a. (factor:.015527)			38,429	35,006

Notes:

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