

Promo Name : **RAINY DAYS PROMO 2018**
 Effectivity Date : *Effective June 1 - July 31, 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
	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
06/01/18	50,000	50,000	50,000	50,000
	3,350,000	3,550,000	3,750,000	3,950,000
	06/16/18	07/01/18	07/16/18	07/17/18

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 06/01/18	50,000	50,000	50,000	50,000
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:

	Due dates	06/16/18	07/01/18	07/16/18	07/17/18
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

2A.3 Monthly amortization:

	Due dates	07/16/18	07/31/18	08/15/18	08/16/18
1 YRS., 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	83,333
4 YRS. ZERO INTEREST	PROMO	62,500	62,500	62,500	62,500
5 YRS. ZERO INTEREST	PROMO	50,000	50,000	50,000	50,000
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 P30,000 for each lot.
- Reservation fee will form part of the downpayment or cash payment.
- For Bank Financing, buyer can only avail of a maximum of 5% discount on Cash Term if Letter of Guarantee will be received 15 days from the date of reservation.

Prepared by: _____

Checked by: _____

Received by: _____

6/1/2018 13:44

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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 06/01/18	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	06/16/18	07/01/18	07/16/18	07/17/18
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	07/16/18	07/31/18	08/15/18	08/16/18
2B.3 Monthly Amortization:				
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 P30,000 for each lot.
 - Reservation fee will form part of the downpayment or cash payment.
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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			<u>500</u>		<u>4,000,000</u>

OPTION 3 - ZERO DOWNPAYMENT

		DP %	ZERO Down payment
3.1 DOWNPAYMENT			
Downpayment			0
Less : Reservation Fee dated		06/01/18	50,000
			0
		07/01/18	
3.2 Balance for Amortization:			
Gross Contract Price			4,000,000
Less : Reservation Fee/Downpayment			50,000
Balance for Amortization			<u>3,950,000</u>
3.3 Monthly Amortization:		Due dates	07/01/18
1 YR., 0% interest			329,167
2 YRS., 0% interest			164,583
3 YRS. NO, INTEREST		PROMO	109,722
4 YRS. NO, INTEREST		PROMO	82,292
5 YRS., @ 12 % int. p.a. (factor:.022244)			87,864
6 YRS., @ 14% int. p.a. (factor:.020606)			81,394
7 YRS., @ 14% int. p.a. (factor:.018740)			74,023
8 YRS., @ 14% int. p.a. (factor:.017372)			68,619
9 YRS., @ 14% int. p.a. (factor:.016334)			64,519
10 YRS.,@ 14% int. p.a. (factor:.015527)			61,332

Notes:

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