



**NORTHTOWN**  
**SAMPLE COMPUTATION**

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EFFECTIVE: January 1 - 31, 2019

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

**Lot location:**

Ph	Blk	Lot	area	price	Contract Price
0	0	0	150	18,765	2,814,750
0	0	0	0	0	0
0	0	0	0	0	0

Gross contract price 2,814,750

**OPTION 3 - ZERO DOWN PAYMENT**

3.1 DOWNPAYMENT

Downpayment  
 less : reservation fee dated  
 Downpayment for amortization

DP %	0%
<b>01/02/19</b>	30,000
<b>Due dates</b>	<b>02/02/19</b>

3.2 Balance for Amortization:

gross contract price  
 less : Reservation Fee/Downpayment  
 balance for amortization

2,814,750  
 30,000  
2,784,750

3.3 Monthly amortization:

1 YR., 0% interest	232,063
2 YRS., 0% interest	116,031
3 YRS., (1-2 years, zero interest) (3 <sup>rd</sup> year with 10% interest – factor 0.087916)	77,354 81,608
4 YRS., @ 12% int. p.a. (factor:.026334)	73,334
5 YRS., @ 12% int. p.a. (factor:.022244)	61,944
6 YRS., @ 14% int. p.a. (factor:.020606)	57,383
7 YRS., @ 14% int. p.a. (factor:.018740)	52,186
8 YRS., @ 14% int. p.a. (factor:.017372)	48,377
9 YRS., @ 14% int. p.a. (factor:.016334)	45,486
10 YRS., @ 14% int. p.a. (factor:.015527)	43,239

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: \_\_\_\_\_

2-Jan-19