

Promo Name : **CHINESE NEW YEAR PROMO 2019**
 Effectivity Date : *February 1 -28, 2019*
 Project: **EDEN RIDGE / FERNWOOD**
 Name of Buyer _____

Sample Computation Only

OPTION 1 - CASH TERM

Ph	Blk	Lot	area	price
			500	10,000
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	5,000,000	5,000,000	5,000,000	5,000,000
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	5,000,000	5,000,000	5,000,000	5,000,000
	750,000	500,000	250,000	0
	4,250,000	4,500,000	4,750,000	5,000,000
02/01/19	50,000	50,000	50,000	50,000
	4,200,000	4,450,000	4,700,000	4,950,000
	02/16/19	03/03/19	03/18/19	03/19/19

OPTION 2A - INSTALLMENT BASED ON OUTRIGHT DP

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

25% Downpayment	1,250,000	1,250,000	1,250,000	1,250,000
less : reservation fee dated	50,000	50,000	50,000	50,000
02/01/19				
downpayment net of reservation fee	1,200,000	1,200,000	1,200,000	1,200,000
Discount on Downpayment	250,000	125,000	62,500	0
Net Downpayment payable	950,000	1,075,000	1,137,500	1,200,000

discount	20%	10%	5%	0%
no. of days	15	30	45	after 45
Due dates	02/16/19	03/03/19	03/18/19	03/19/19

2A.2 Balance for Amortization:

gross contract price	5,000,000	5,000,000	5,000,000	5,000,000
Less: 25% Downpayment	1,250,000	1,250,000	1,250,000	1,250,000
Others				
Balance for amortization	3,750,000	3,750,000	3,750,000	3,750,000

2A.3 Monthly amortization:

	Due dates	03/18/19	04/02/19	04/17/19	04/18/19
1 YR., 0% interest		312,500	312,500	312,500	312,500
2 YRS., 0% interest		156,250	156,250	156,250	156,250
3 YRS. ZERO INTEREST	PROMO	104,167	104,167	104,167	104,167
4 YRS. ZERO INTEREST	PROMO	78,125	78,125	78,125	78,125
5 YRS., @ 12 % int. p.a. (factor:.022244)		83,415	83,415	83,415	83,415
6 YRS., @ 14% int. p.a. (factor:.020606)		77,273	77,273	77,273	77,273
7 YRS., @ 14% int. p.a. (factor:.018740)		70,275	70,275	70,275	70,275
8 YRS., @ 14% int. p.a. (factor:.017372)		65,145	65,145	65,145	65,145
9 YRS., @ 14% int. p.a. (factor:.016334)		61,253	61,253	61,253	61,253
10 YRS.,@ 14% int. p.a. (factor:.015527)		58,226	58,226	58,226	58,226

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 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: _____

2/1/2019 9:44

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Lot location:				
Ph	Blk	Lot	area	price
0	0	0	500	10,000
0	0	0	0	0
	0	0	0	0
	Less :Drainage Area		0	0
Gross Total			500	

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
 less : reservation fee dated
 downpayment net reservation fee
Discount on downpayment
net downpayment payable

discount	10%	7%	5%	0%
no. of days	15	30	45	after 45
contract price	5,000,000	5,000,000	5,000,000	5,000,000
	0	0	0	0
	0	0	0	0
	0	0	0	0
	5,000,000	5,000,000	5,000,000	5,000,000
2B.1	500,000	500,000	500,000	500,000
02/01/19	50,000	50,000	50,000	50,000
	450,000	450,000	450,000	450,000
	50,000	35,000	25,000	0
	400,000	415,000	425,000	450,000
Due dates	02/16/19	03/03/19	03/18/19	03/19/19
	5,000,000	5,000,000	5,000,000	5,000,000
	500,000	500,000	500,000	500,000
	4,500,000	4,500,000	4,500,000	4,500,000
Due dates	03/18/19	04/02/19	04/17/19	04/18/19
	375,000	375,000	375,000	375,000
	187,500	187,500	187,500	187,500
	125,000	125,000	125,000	125,000
	93,750	93,750	93,750	93,750
	100,098	100,098	100,098	100,098
	92,727	92,727	92,727	92,727
	84,330	84,330	84,330	84,330
	78,174	78,174	78,174	78,174
	73,503	73,503	73,503	73,503
	69,872	69,872	69,872	69,872

2B.2 Balance for Amortization:

gross contract price
 Less: 10% Downpayment
 Others
 Balance for amortization

2B.3 Monthly amortization:

1 YR., 0% interest
 2 YRS., 0% interest

Notes:

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Lot location:

Ph	Blk	Lot	area	price	Contract Price
0	0	0	500	10,000	5,000,000
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>5,000,000</u>	

OPTION 3 - EXTENDED DOWN PAYMENT

3.1 DOWNPAYMENT		DP %	10%
Downpayment			500,000
less : reservation fee dated	02/01/19		50,000
Downpayment for amortization			450,000
1st downpaymen	03/03/19		37,500
2nd downpaymer	04/03/19		37,500
3rd downpaymer	05/03/19		37,500
4th downpaymen	06/03/19		37,500
5th downpaymen	07/03/19		37,500
6th downpaymen	08/03/19		37,500
7th downpaymen	09/03/19		37,500
8th downpaymen	10/03/19		37,500
9th downpaymen	11/03/19		37,500
10th downpayme	12/03/19		37,500
11th downpayme	01/03/20		37,500
12th downpayme	02/03/20		37,500
3.2 Balance for Amortization:			450,000
gross contract price			5,000,000
less : Reservation Fee/Downpayment			500,000
balance for amortization			4,500,000
3.3 Monthly amortization:		Due dates	03/03/20
1 YR., 0% interest			375,000
2 YRS., 0% interest			187,500
3 YRS. NO, INTEREST	PROMO		125,000
4 YRS. NO, INTEREST	PROMO		93,750
5 YRS., @ 12 % int. p.a. (factor:.022244)			100,098
6 YRS., @ 14% int. p.a. (factor:.020606)			92,727
7 YRS., @ 14% int. p.a. (factor:.018740)			84,330
8 YRS., @ 14% int. p.a. (factor:.017372)			78,174
9 YRS., @ 14% int. p.a. (factor:.016334)			73,503
10 YRS.,@ 14% int. p.a. (factor:.015527)			69,872

Notes:

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