

Promo Name : **MADAYAW DABAW PROMO 2019**
 Effectivity Date : **March 1 - 31, 2019**
 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
03/01/19	30,000	30,000	30,000	30,000
	2,099,250	2,224,500	2,349,750	2,475,000
	03/16/19	03/31/19	04/15/19	04/16/19

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	626,250
Less :	Reservation Fee dated	03/01/19	30,000	30,000	30,000
Downpayment Net of Reservation Fee			596,250	596,250	596,250
Discount on Downpayment			125,250	62,625	31,313
Net Downpayment Payable			471,000	533,625	564,938

Discount	20%	10%	5%	0%
No. of days	15	30	45	after 45
Due dates	03/16/19	03/31/19	04/15/19	04/16/19

2A.2 Balance for Amortization:

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	04/15/19	04/30/19	05/15/19	05/16/19
1 YR., 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. ZERO INTEREST	PROMO	31,313	31,313	31,313	31,313
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 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: _____

3/1/2019 13:59

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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	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

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

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. ZERO INTEREST	PROMO	37,575	37,575	37,575
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:

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Promo Name : **MADAYAWDABAWPROMO2019**
 Effectivity Date : *March 1 - 31, 2019*
 Project: **NORTHCREST**
 Name of Buyer _____

Sample Computation Only

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			150		2,505,000

OPTION 3 - ZERO & EXTENDED DOWNPAYMENT

<u>3.1 DOWNPAYMENT</u>	DP %	ZERO <i>Down payment</i>	10% Extended <i>Down payment</i>
Downpayment		0	250,500
Less : Reservation Fee dated	03/01/19	30,000	30,000
Downpayment for amortization		0	220,500
Due dates			
1st downpayment	03/31/19		18,375
2nd downpayment	04/30/19		18,375
3rd downpayment	05/31/19		18,375
4th downpayment	06/30/19		18,375
5th downpayment	07/31/19		18,375
6th downpayment	08/31/19		18,375
7th downpayment	09/30/19		18,375
8th downpayment	10/31/19		18,375
9th downpayment	11/30/19		18,375
10th downpayment	12/31/19		18,375
11th downpayment	01/31/20		18,375
12th downpayment	02/29/20		18,375
			220,500
<u>3.2 Balance for Amortization:</u>			
Gross Contract Price		2,505,000	2,505,000
Less : Reservation Fee+Downpayment		30,000	250,500
Balance for Amortization		2,475,000	2,254,500
<u>3.3 Monthly Amortization:</u>			
		Due dates	03/31/19 03/31/20
1 YR., 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. ZERO INTEREST	PROMO	41,250	37,575
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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