

Promo Name : **SUMMER PROMO 2019**
 Effectivity Date : **Effective April 1 - 30, 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
04/01/19	30,000	30,000	30,000	30,000
	2,099,250	2,224,500	2,349,750	2,475,000
	04/16/19	05/01/19	05/16/19	05/17/19

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	04/01/19	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	04/16/19	05/01/19	05/16/19	05/17/19
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.2 Balance for Amortization:

2A.3 Monthly amortization:

Due dates	05/16/19	05/31/19	06/15/19	06/16/19
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
4 YRS. ZERO INTEREST	PROMO	39,141	39,141	39,141
5 YRS. ZERO INTEREST	PROMO	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: _____

4/1/2019 11:27

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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
	2,505,000	2,505,000	2,505,000	2,505,000
	0	0	0	0
	0	0	0	0
	0	0	0	0
	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.):				
	250,500	250,500	250,500	250,500
Less : 10% Downpayment	30,000	30,000	30,000	30,000
Reservation Fee dated				
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	04/01/19	05/01/19	05/16/19	05/17/19
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	05/16/19	05/31/19	06/15/19	06/16/19
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:
- Reservation fee is P30,000 for each lot.
 - Reservation fee will form part of the downpayment or cash payment.
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 Received by: _____

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 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			<u>150</u>	<u>2,505,000</u>	

OPTION 3 - ZERO & EXTENDED DOWNPAYMENT

3.1 DOWNPAYMENT		DP %	ZERO Down payment	10% Extended Down payment
Downpayment			0	250,500
Less : Reservation Fee dated		04/01/19	30,000	30,000
Downpayment for amortization			0	220,500
Due dates				
1st downpayment	05/01/19			18,375
2nd downpaymer	06/01/19			18,375
3rd downpaymen	07/01/19			18,375
4th downpaymen	08/01/19			18,375
5th downpaymen	09/01/19			18,375
6th downpaymen	10/01/19			18,375
7th downpaymen	11/01/19			18,375
8th downpaymen	12/01/19			18,375
9th downpaymen	01/01/20			18,375
10th downpayme	02/01/20			18,375
11th downpayme	03/01/20			18,375
12th downpayme	04/01/20			18,375
				220,500
3.2 Balance for Amortization:				
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
3.3 Monthly Amortization:		Due dates	05/01/19	05/01/20
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:

1. Reservation fee is P30,000 for each lot.
2. Reservation fee will form part of the downpayment or cash payment.
3. 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.

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