

Promo Name: **March Madness Promo 2020**  
 Project: **EDEN RIDGE**  
 Effective : **March 1 - 31, 2020**  
 Buyer : \_\_\_\_\_

**SAMPLE COMPUTATION**

**OPTION 1 - CASH TERM**

Ph	Blk	Lot	Area	Price	Discount	15%
			500	11,000	No. of days	15
					Gross selling price	
					5,500,000	
					0	
					0	
Total area					500	
Gross Selling Price					5,500,000	
Less : Discount					825,000	
Contract Price					4,675,000	
Less : Reservation Fee					<b>03/19/20 50,000</b>	
Net Contract Price Payable					4,625,000	
					<b>Due dates</b>	<b>04/03/20</b>

**OPTION 2 - DOWN PAYMENT**

DP Options	25% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	25%	10%	10%	0%
Discount	20%	10%	0%	0%
Downpayment	1,375,000	550,000	550,000	0
Less : Reservation Fee dated	<b>03/19/20 50,000</b>	50,000	50,000	50,000
Downpayment Net of Reservation Fee	1,325,000	500,000	500,000	0
Discount on Downpayment	275,000	55,000	0	0
<b>Net Downpayment Payable</b>	<b>1,050,000</b>	<b>445,000</b>	<b>500,000</b>	<b>0</b>
<b>Due dates</b>	<b>04/03/20</b>	<b>04/03/20</b>		

2.1 Downpayment

Down payment	Due dates				
1st	04/18/20				41,667
2nd	05/18/20				41,667
3rd	06/18/20				41,667
4th	07/18/20				41,667
5th	08/18/20				41,667
6th	09/18/20				41,667
7th	10/18/20				41,667
8th	11/18/20				41,667
9th	12/18/20				41,667
10th	01/18/21				41,667
11th	02/18/21				41,667
12th	03/18/21				41,663
					<b>500,000</b>

2.2 Balance for Amortization:

Gross Selling Price	5,500,000	5,500,000	5,500,000	5,500,000
Less: Downpayment	1,375,000	550,000	550,000	50,000
Balance for amortization	<b>4,125,000</b>	<b>4,950,000</b>	<b>4,950,000</b>	<b>5,450,000</b>
<b>Due dates</b>	<b>05/03/20</b>	<b>05/03/20</b>	<b>04/18/21</b>	<b>04/18/20</b>

2.3 Monthly amortization:

1 YR., 0% interest		343,750	412,500	412,500	454,167
2 YRS., 0% interest		171,875	206,250	206,250	227,083
<b>3 YRS., 0% interest</b>	<b>PROMO</b>	<b>114,583</b>	<b>137,500</b>	<b>137,500</b>	<b>151,389</b>
<b>4 YRS., 0% interest</b>	<b>PROMO</b>	<b>85,938</b>	<b>103,125</b>	<b>103,125</b>	<b>113,542</b>
<b>5 YRS., 0% interest</b>	<b>PROMO</b>	<b>68,750</b>	<b>82,500</b>	<b>82,500</b>	<b>90,833</b>
6 YRS., @ 14% int. p.a. (factor:.020606)		85,000	102,000	102,000	112,303
7 YRS., @ 14% int. p.a. (factor:.018740)		77,303	92,763	92,763	102,133
8 YRS., @ 14% int. p.a. (factor:.017372)		71,660	85,991	85,991	94,677
9 YRS., @ 14% int. p.a. (factor:.016334)		67,378	80,853	80,853	89,020
10 YRS., @ 14% int. p.a. (factor:.015527)		64,049	76,859	76,859	84,622

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: \_\_\_\_\_

19-Mar-20