

Promo Name: SWEET SEPTEMBER DEALS 2020  
 Project: NORTHTOWN - PREMIUM LOTS  
 Effective : SEPTEMBER 1-30, 2020  
 Buyer : \_\_\_\_\_

**SAMPLE COMPUTATION FOR PREMIUM LOTS**

**OPTION 1 - CASH TERM**

Discount	<b>10%</b>
No. of days	<b>15</b>
Gross selling price	
	8,845,984
	0
	0
	8,845,984
	884,598
	7,961,386
<b>09/01/20</b>	<b>30,000</b>
	7,931,386
<b>Due dates</b>	<b>09/16/20</b>

Ph	Blk	Lot	Area	Price
			391	22,624
Total area			391	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

**OPTION 2 - DOWN PAYMENT**

DP Options	25% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	<b>25%</b>	<b>10%</b>	<b>10%</b>	<b>0%</b>
Discount	<b>20%</b>	<b>10%</b>	<b>0%</b>	<b>0%</b>
	2,211,496	884,598	884,598	0
<b>09/01/20</b>	30,000	30,000	30,000	30,000
	2,181,496	854,598	854,598	0
	442,299	88,460	0	0
	<b>1,739,197</b>	<b>766,138</b>	<b>854,598</b>	<b>0</b>
<b>Due dates</b>	<b>09/16/20</b>	<b>09/16/20</b>		

2.1 Downpayment

Downpayment  
 Less : Reservation Fee dated  
 Downpayment Net of Reservation Fee  
 Discount on Downpayment  
**Net Downpayment Payable**

Down payment	Due dates				
1st	10/01/20			71,217	
2nd	11/01/20			71,217	
3rd	12/01/20			71,217	
4th	01/01/21			71,217	
5th	02/01/21			71,217	
6th	03/01/21			71,217	
7th	04/01/21			71,217	
8th	05/01/21			71,217	
9th	06/01/21			71,217	
10th	07/01/21			71,217	
11th	08/01/21			71,217	
12th	09/01/21			71,211	
				<b>854,598</b>	

2.2 Balance for Amortization:

Gross Selling Price  
 Less: Downpayment  
 Balance for amortization

	8,845,984	8,845,984	8,845,984	8,845,984
	2,211,496	884,598	884,598	30,000
	<b>6,634,488</b>	<b>7,961,386</b>	<b>7,961,386</b>	<b>8,815,984</b>

2.3 Monthly amortization:

	Due dates	10/16/20	10/16/20	10/01/21	10/01/20
1 YR., 0% interest		552,874	663,449	663,449	734,665
2 YRS., 0% interest		276,437	331,724	331,724	367,333
<b>3 YRS., 0% interest</b>	<b>PROMO</b>	<b>184,291</b>	<b>221,150</b>	<b>221,150</b>	<b>244,888</b>
<b>1-3 at zero interest</b>		<b>138,219</b>			
<b>4 YRS 12% interest on the 4th year (factor:.088849)</b>		<b>147,367</b>		<b>NOT APPLICABLE</b>	
5 YRS., @ 12% int. p.a. (factor:.022244)		147,578	177,093	164,052	196,103
6 YRS., @ 14% int. p.a. (factor:.020606)		136,710	164,052	164,052	181,662
7 YRS., @ 14% int. p.a. (factor:.018740)		124,330	149,196	149,196	165,212
8 YRS., @ 14% int. p.a. (factor:.017372)		115,254	138,305	138,305	153,151
9 YRS., @ 14% int. p.a. (factor:.016334)		108,368	130,041	130,041	144,000
10 YRS., @ 14% int. p.a. (factor:.015527)		103,014	123,616	123,616	136,886

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.

Promo Name: SWEET SEPTEMBER DEALS 2020  
 Project: NORTHTOWN  
 Effective : SEPTEMBER 1-30, 2020  
 Buyer : \_\_\_\_\_

**SAMPLE COMPUTATION FOR REGULAR LOTS**

**OPTION 1 - CASH TERM**

Discount	<b>15%</b>
No. of days	<b>15</b>
Gross selling price	
	3,393,600
	0
	0
Total area	150
Gross Selling Price	3,393,600
Less : Discount	509,040
Contract Price	2,884,560
Less : Reservation Fee	<b>09/01/20 30,000</b>
Net Contract Price Payable	2,854,560
Due dates	<b>09/16/20</b>

Ph	Blk	Lot	Area	Price
			150	22,624
Total area			150	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

**OPTION 2 - DOWN PAYMENT**

DP Options	25% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	<b>25%</b>	<b>10%</b>	<b>10%</b>	<b>0%</b>
Discount	<b>25%</b>	<b>10%</b>	<b>0%</b>	<b>0%</b>
Downpayment	848,400	339,360	339,360	0
Less : Reservation Fee dated	<b>09/01/20 30,000</b>	30,000	30,000	30,000
Downpayment Net of Reservation Fee	818,400	309,360	309,360	0
Discount on Downpayment	212,100	33,936	0	0
Net Downpayment Payable	<b>606,300</b>	<b>275,424</b>	<b>309,360</b>	<b>0</b>
Due dates	<b>09/16/20</b>	<b>09/16/20</b>		

2.1 Downpayment

Downpayment	848,400	339,360	339,360	0
Less : Reservation Fee dated	<b>09/01/20 30,000</b>	30,000	30,000	30,000
Downpayment Net of Reservation Fee	818,400	309,360	309,360	0
Discount on Downpayment	212,100	33,936	0	0
Net Downpayment Payable	<b>606,300</b>	<b>275,424</b>	<b>309,360</b>	<b>0</b>
Due dates	<b>09/16/20</b>	<b>09/16/20</b>		

Down payment	Due dates
1st	10/01/20
2nd	11/01/20
3rd	12/01/20
4th	01/01/21
5th	02/01/21
6th	03/01/21
7th	04/01/21
8th	05/01/21
9th	06/01/21
10th	07/01/21
11th	08/01/21
12th	09/01/21

2.2 Balance for Amortization:

Gross Selling Price	3,393,600	3,393,600	3,393,600	3,393,600
Less: Downpayment	848,400	339,360	339,360	30,000
Balance for amortization	<b>2,545,200</b>	<b>3,054,240</b>	<b>3,054,240</b>	<b>3,363,600</b>

2.3 Monthly amortization:

	Due dates	10/16/20	10/16/20	10/01/21	10/01/20
1 YR., 0% interest		212,100	254,520	254,520	280,300
2 YRS., 0% interest		106,050	127,260	127,260	140,150
<b>3 YRS., 0% interest</b>	<b>PROMO</b>	<b>70,700</b>	<b>84,840</b>	<b>84,840</b>	<b>93,433</b>
<b>4 YRS., 0% interest</b>	<b>PROMO</b>	<b>53,025</b>	<b>63,630</b>	<b>63,630</b>	<b>70,075</b>
5 YRS., @ 12% int. p.a. (factor:.022244)		56,615	67,939	67,939	74,820
6 YRS., @ 14% int. p.a. (factor:.020606)		52,446	62,936	62,936	69,310
7 YRS., @ 14% int. p.a. (factor:.018740)		47,697	57,236	57,236	63,034
8 YRS., @ 14% int. p.a. (factor:.017372)		44,215	53,058	53,058	58,432
9 YRS., @ 14% int. p.a. (factor:.016334)		41,573	49,888	49,888	54,941
10 YRS., @ 14% int. p.a. (factor:.015527)		39,519	47,423	47,423	52,227

- 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: \_\_\_\_\_

01-Sep-20