

Promo Name: NOVEMBER BLOWOUT
 Project: Northtown 1-3
 Effective : November 1-30, 2020
 Buyer : _____

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

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				

Discount	15%
No. of days	15
Gross selling price	
	3,393,600
	0
	0
	3,393,600
	509,040
	2,884,560
11/03/20	30,000
	2,854,560
Due dates	11/18/20

OPTION 2 - DOWN PAYMENT

2.1 Downpayment

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

DP Options	25% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	25%	10%	10%	0%
Discount	25%	10%	0%	0%
	848,400	339,360	339,360	0
11/03/20	30,000	30,000	30,000	30,000
	818,400	309,360	309,360	0
	212,100	33,936	0	0
	606,300	275,424	309,360	0
Due dates	11/18/20	11/18/20		

Down payment	Due dates				
1st	12/03/20				25,780
2nd	01/03/21				25,780
3rd	02/03/21				25,780
4th	03/03/21				25,780
5th	04/03/21				25,780
6th	05/03/21				25,780
7th	06/03/21				25,780
8th	07/03/21				25,780
9th	08/03/21				25,780
10th	09/03/21				25,780
11th	10/03/21				25,780
12th	11/03/21				25,780
					309,360

2.2 Balance for Amortization:

Gross Selling Price
 Less: Downpayment
 Balance for amortization

	3,393,600	3,393,600	3,393,600	3,393,600
	848,400	339,360	339,360	30,000
	2,545,200	3,054,240	3,054,240	3,363,600

2.3 Monthly amortization:

		12/18/20	12/18/20	12/03/21	12/03/20
1 YR., 0% interest		212,100	254,520	254,520	280,300
2 YRS., 0% interest		106,050	127,260	127,260	140,150
3 YRS., 0% interest	PROMO	70,700	84,840	84,840	93,433
4 YRS., 0% interest	PROMO	53,025	-	-	-
4 YRS 1 - 3 at zero interest	PROMO	53,025	63,630	-	-
4 YRS 12% interest on the 4th year (factor:.088849)	PROMO	56,535	67,842	-	-
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: _____

30-Oct-20

Promo Name: **NOVEMBER BLOWOUT**
 Project: **NORTHTOWN 4**
 Effective : **November 1-30, 2020**
 Buyer : _____

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Ph	Blk	Lot	Area	Price
			215	23,920
Total area			215	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	10%
No. of days	15
Gross selling price	
	5,142,800
	0
	0
	5,142,800
	514,280
	4,628,520
11/03/20	30,000
	4,598,520
Due dates	11/18/20

OPTION 2 - DOWN PAYMENT

2.1 Downpayment

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

DP Options	25% - 50%	10% - 24.99%
DP Amount	25%	10%
Discount	20%	10%
	1,285,700	514,280
11/03/20	30,000	30,000
	1,255,700	484,280
	257,140	51,428
	998,560	432,852
Due dates	11/18/20	11/18/20

2.2 Balance for Amortization:

Gross Selling Price	
Less: Downpayment	
Balance for amortization	

	5,142,800	5,142,800
	1,285,700	514,280
	3,857,100	4,628,520

2.3 Monthly amortization:

1 YR., 0% interest

2 YRS., 0% interest

3 YRS., 0% interest

4 YRS., @ 12% int. p.a. (factor:0.026334)

5 YRS., @ 12% int. p.a. (factor:.022244)

6 YRS., @ 14% int. p.a. (factor:.020606)

7 YRS., @ 14% int. p.a. (factor:.018740)

8 YRS., @ 14% int. p.a. (factor:.017372)

9 YRS., @ 14% int. p.a. (factor:.016334)

10 YRS.,@ 14% int. p.a. (factor:.015527)

	12/18/20	12/18/20
	321,425	385,710
	160,713	192,855
PROMO	107,142	128,570
	101,573	121,887
	85,797	102,957
	79,479	95,375
	72,282	86,738
	67,006	80,407
	63,002	75,602
	59,889	71,867

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.

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