

Project: EDEN RIDGE
 Promo: STANDARD PACKAGE COMPUTATION
 Effective : December 1-31, 2020
 Buyer :

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Discount	15%
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	12/01/20 50,000
Net Contract Price Payable	4,625,000
Due dates	12/16/20

Ph	Blk	Lot	Area	Price
			500	11,000
Total area			500	
Gross Selling Price				5,500,000
Less : Discount				825,000
Contract Price				4,675,000
Less : Reservation Fee				12/01/20 50,000
Net Contract Price Payable				4,625,000

OPTION 2 - DOWN PAYMENT

DP Options	20% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	20%	10%	20%	10%
Discount	15%	10%	0%	0%
Downpayment	1,100,000	550,000	1,100,000	550,000
Less : Reservation Fee dated	12/01/20 50,000	50,000	50,000	50,000
Downpayment Net of Reservation Fee	1,050,000	500,000	1,050,000	500,000
Discount on Downpayment	165,000	55,000	0	0
Net Downpayment Payable	885,000	445,000	1,050,000	500,000
Due dates	12/16/20	12/16/20		
Down payment	Due dates			
1st	12/31/20		175,000	166,667
2nd	01/31/21		175,000	166,667
3rd	02/28/21		175,000	166,666
4th	03/31/21		175,000	-
5th	04/30/21		175,000	-
6th	05/31/21		175,000	-
			1,050,000	500,000

2.1 Downpayment

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

2.2 Balance for Amortization:

Gross Selling Price
 Less: Downpayment
 Balance for amortization

Gross Selling Price	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000
Less: Downpayment	1,100,000	550,000	1,100,000	550,000	50,000
Balance for amortization	4,400,000	4,950,000	4,400,000	4,950,000	5,450,000
Due dates	01/15/21	01/15/21	06/30/21	03/31/21	12/31/20

2.3 Monthly amortization:

1 YR., 0% interest	366,667	412,500	366,667	412,500	454,167
2 YRS., 0% interest	183,333	206,250	183,333	206,250	227,083
3 YRS. 1-2 years at zero interest	122,222	137,500	122,222	137,500	151,389
10% interest on the 3rd year	128,943	145,061	128,943	145,061	159,714
4 YRS., @ 12% int. p.a. (factor:.026334)	115,870	130,353	115,870	130,353	143,520
5 YRS., @ 12% int. p.a. (factor:.022244)	97,874	110,108	97,874	110,108	121,230
6 YRS., @ 14% int. p.a. (factor:.020606)	90,666	102,000	90,666	102,000	112,303
7 YRS., @ 14% int. p.a. (factor:.018740)	82,456	92,763	82,456	92,763	102,133
8 YRS., @ 14% int. p.a. (factor:.017372)	76,437	85,991	76,437	85,991	94,677
9 YRS., @ 14% int. p.a. (factor:.016334)	71,870	80,853	71,870	80,853	89,020
10 YRS., @ 14% int. p.a. (factor:.015527)	68,319	76,859	68,319	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:

1-Dec-20