

Promo Name: Happy Holi-Deals  
 Project: NORTHCREST  
 Effective : December 1-31, 2020  
 Buyer :

SAMPLE COMPUTATION

**OPTION 1 - CASH TERM**

Ph	Blk	Lot	Area	Price
			300	21,738
Total area			300	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	15%
No. of days	15
Gross selling price	6,521,400
	0
	0
	6,521,400
	978,210
	5,543,190
<b>12/01/20</b>	<b>30,000</b>
	5,513,190
<b>Due dates</b>	<b>12/16/20</b>

**OPTION 2 - DOWN PAYMENT**

2.1 Downpayment

Downpayment	
Less : Reservation Fee dated	
Downpayment Net of Reservation Fee	
Discount on Downpayment	
<b>Net Downpayment Payable</b>	

DP Options	25% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	25%	10%	10%	0%
Discount	20%	10%	0%	0%
	1,630,350	652,140	652,140	0
<b>12/01/20</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>
	1,600,350	622,140	622,140	0
	326,070	65,214	0	0
	<b>1,274,280</b>	<b>556,926</b>	<b>622,140</b>	<b>0</b>
<b>Due dates</b>	<b>12/16/20</b>	<b>12/16/20</b>		

Down payment	Due dates
1st	12/31/20
2nd	01/31/21
3rd	02/28/21
4th	03/31/21
5th	04/30/21
6th	05/31/21
7th	06/30/21
8th	07/31/21
9th	08/31/21
10th	09/30/21
11th	10/31/21
12th	11/30/21

2.2 Balance for Amortization:

Gross Selling Price	
Less: Downpayment	
Balance for amortization	

	6,521,400	6,521,400	6,521,400	6,521,400
	1,630,350	652,140	652,140	30,000
	<b>4,891,050</b>	<b>5,869,260</b>	<b>5,869,260</b>	<b>6,491,400</b>
<b>Due dates</b>	<b>01/15/21</b>	<b>01/15/21</b>	<b>12/31/21</b>	<b>12/31/20</b>

2.3 Monthly amortization:

	Due dates	01/15/21	01/15/21	12/31/21	12/31/20
1 YR., 0% interest		407,588	489,105	489,105	540,950
2 YRS., 0% interest		203,794	244,553	244,553	270,475
<b>3 YRS., 0% interest</b>	<b>PROMO</b>	<b>135,863</b>	<b>163,035</b>	<b>163,035</b>	<b>180,317</b>
<b>4 YRS., 0% interest</b>	<b>PROMO</b>	<b>101,897</b>	<b>122,276</b>	<b>122,276</b>	<b>135,238</b>
<b>5 YRS., 0% interest</b>	<b>PROMO</b>	<b>81,518</b>	<b>97,821</b>	<b>97,821</b>	<b>108,190</b>
6 YRS., @ 14% int. p.a. (factor:.020606)		100,785	120,942	120,942	133,762
7 YRS., @ 14% int. p.a. (factor:.018740)		91,658	109,990	109,990	121,649
8 YRS., @ 14% int. p.a. (factor:.017372)		84,967	101,961	101,961	112,769
9 YRS., @ 14% int. p.a. (factor:.016334)		79,890	95,868	95,868	106,031
10 YRS.,@ 14% int. p.a. (factor:.015527)		75,943	91,132	91,132	100,792

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:

1-Dec-20