

Promo Name: Happy Holi-Deals  
 Project: NORTHTOWN 1-3  
 Effective : December 1-31, 2020  
 Buyer :

**SAMPLE COMPUTATION**

**OPTION 1 - CASH TERM**

Discount	15%
No. of days	15
Gross selling price	3,495,450
	0
	0
Total area	150
Gross Selling Price	3,495,450
Less : Discount	524,318
Contract Price	2,971,132
Less : Reservation Fee	12/01/20 30,000
Net Contract Price Payable	2,941,132
Due dates	12/16/20

Ph	Blk	Lot	Area	Price
			150	23,303
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	25%	10%	10%	0%
Discount	25%	10%	0%	0%

**2.1 Downpayment**

Downpayment	12/01/20	873,863	349,545	349,545	0
Less : Reservation Fee dated		30,000	30,000	30,000	30,000
Downpayment Net of Reservation Fee		843,863	319,545	319,545	0
Discount on Downpayment		218,466	34,955	0	0
<b>Net Downpayment Payable</b>		<b>625,397</b>	<b>284,590</b>	<b>319,545</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			26,629	
2nd	01/31/21			26,629	
3rd	02/28/21			26,629	
4th	03/31/21			26,629	
5th	04/30/21			26,629	
6th	05/31/21			26,629	
7th	06/30/21			26,629	
8th	07/31/21			26,629	
9th	08/31/21			26,629	
10th	09/30/21			26,629	
11th	10/31/21			26,629	
12th	11/30/21			26,626	
				<b>319,545</b>	

**2.2 Balance for Amortization:**

Gross Selling Price	3,495,450	3,495,450	3,495,450	3,495,450
Less: Downpayment	873,863	349,545	349,545	30,000
<b>Balance for amortization</b>	<b>2,621,587</b>	<b>3,145,905</b>	<b>3,145,905</b>	<b>3,465,450</b>

**2.3 Monthly amortization:**

	Due dates	01/15/21	01/15/21	12/31/21	12/31/20
1 YR., 0% interest		218,466	262,159	262,159	288,788
2 YRS., 0% interest		109,233	131,079	131,079	144,394
<b>3 YRS., 0% interest</b>	<b>PROMO</b>	<b>72,822</b>	<b>87,386</b>	<b>87,386</b>	<b>96,263</b>
<b>4 YRS., 0% interest</b>	<b>PROMO</b>	<b>54,616</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1 - 3 at zero interest</b>		<b>54,616</b>	<b>65,540</b>		
<b>4 YRS 12% interest on the 4th year (factor:.088849)</b>	<b>PROMO</b>	<b>58,231</b>	<b>69,878</b>	<b>-</b>	<b>-</b>
5 YRS., @ 12% int. p.a. (factor:.022244)		58,315	69,978	69,978	77,085
6 YRS., @ 14% int. p.a. (factor:.020606)		54,020	64,825	64,825	71,409
7 YRS., @ 14% int. p.a. (factor:.018740)		49,129	58,954	58,954	64,943
8 YRS., @ 14% int. p.a. (factor:.017372)		45,542	54,651	54,651	60,202
9 YRS., @ 14% int. p.a. (factor:.016334)		42,821	51,385	51,385	56,605
10 YRS., @ 14% int. p.a. (factor:.015527)		40,705	48,846	48,846	53,808

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

Promo Name: **Happy Holi-Deals**  
 Project: **NORTHTOWN 4**  
 Effective : **December 1-31, 2020**  
 Buyer : \_\_\_\_\_

<b>SAMPLE COMPUTATION</b>
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<b>OPTION 1 - CASH TERM</b>
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Ph	Blk	Lot	Area	Price
			215	24,638
Total area			215	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	<b>10%</b>
No. of days	<b>15</b>
Gross selling price	
	5,297,170
	0
	0
	5,297,170
	529,717
	4,767,453
<b>12/01/20</b>	<b>30,000</b>
	4,737,453
<b>Due dates</b>	<b>12/16/20</b>

<b>OPTION 2 - DOWN PAYMENT</b>
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**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%
DP Amount	<b>25%</b>	<b>10%</b>
Discount	<b>20%</b>	<b>10%</b>
	1,324,293	529,717
<b>12/01/20</b>	30,000	30,000
	1,294,293	499,717
	264,859	52,972
	<b>1,029,434</b>	<b>446,745</b>
<b>Due dates</b>	<b>12/16/20</b>	<b>12/16/20</b>

**2.2 Balance for Amortization:**

Gross Selling Price	
Less: Downpayment	
Balance for amortization	

	5,297,170	5,297,170
	1,324,293	529,717
	<b>3,972,877</b>	<b>4,767,453</b>
<b>Due dates</b>	<b>01/15/21</b>	<b>01/15/21</b>

**2.3 Monthly amortization:**

1 YR., 0% interest	331,073	397,288
2 YRS., 0% interest	165,537	198,644
<b>3 YRS., 0% interest</b>	<b>PROMO</b>	<b>110,358</b>
	<b>110,358</b>	<b>132,429</b>
4 YRS., @ 12% int. p.a. (factor:0.026334)	104,622	125,546
5 YRS., @ 12% int. p.a. (factor:.022244)	88,373	106,047
6 YRS., @ 14% int. p.a. (factor:.020606)	81,865	98,238
7 YRS., @ 14% int. p.a. (factor:.018740)	74,452	89,342
8 YRS., @ 14% int. p.a. (factor:.017372)	69,017	82,820
9 YRS., @ 14% int. p.a. (factor:.016334)	64,893	77,872
10 YRS.,@ 14% int. p.a. (factor:.015527)	61,687	74,024

**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