

Project: EDEN RIDGE
 Promo: STANDARD PACKAGE COMPUTATION
 Effective : March 1-31, 2021
 Buyer : _____

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Ph	Blk	Lot	Area	Price
			500	11,000
Total area			500	
Gross Selling Price				
5,500,000				
0				
0				
5,500,000				
Less : Discount				
825,000				
Contract Price				
4,675,000				
Less : Reservation Fee				
03/01/21 50,000				
Net Contract Price Payable				
4,625,000				
Due dates 03/16/21				

OPTION 2 - DOWN PAYMENT

DP Options	20% - 50%	10% - 24.99%	EXTENDED		ZERO
DP Amount	20%	10%	20%	10%	0%
Discount	15%	10%	0%	0%	0%
2.1 Downpayment					
Downpayment	1,100,000	550,000	1,100,000	550,000	0
Less : Reservation Fee dated	03/01/21 50,000	50,000	50,000	50,000	50,000
Downpayment Net of Reservation Fee	1,050,000	500,000	1,050,000	500,000	0
Discount on Downpayment	165,000	55,000	0	0	0
Net Downpayment Payable	885,000	445,000	1,050,000	500,000	0
Due dates	03/16/21	03/16/21			
Down payment	Due dates				
1st	03/31/21		175,000	166,667	
2nd	04/30/21		175,000	166,667	
3rd	05/31/21		175,000	166,666	
4th	06/30/21		175,000	-	
5th	07/31/21		175,000	-	
6th	08/31/21		175,000	-	
			1,050,000	500,000	
2.2 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
2.3 Monthly amortization:					
Due dates	04/15/21	04/15/21	09/30/21	06/30/21	03/31/21
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: _____

23-Feb-21