

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

Standard

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 |
| 05/01/21 | 50,000 |
| Net Contract Price Payable | |
| | 4,625,000 |
| Due dates | 05/16/21 |

| Ph | Blk | Lot | Area | Price |
|----------------------------|-----|-----|------|--------|
| | | | 500 | 11,000 |
| Total area | | | 500 | |
| Gross Selling Price | | | | |
| Less : Discount | | | | |
| Contract Price | | | | |
| Less : Reservation Fee | | | | |
| Net Contract Price Payable | | | | |

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% |
| Downpayment | 1,100,000 | 550,000 | 1,100,000 | 550,000 | 0 |
| Less : Reservation Fee dated | 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 | 05/16/21 | 05/16/21 | | | |

2.1 Downpayment

| Down payment | Due dates |
|--------------|-----------|
| 1st | 05/31/21 |
| 2nd | 06/30/21 |
| 3rd | 07/31/21 |
| 4th | 08/31/21 |
| 5th | 09/30/21 |
| 6th | 10/31/21 |

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 | 06/15/21 | 06/15/21 | 11/30/21 | 08/31/21 | 05/31/21 |
|---|-------------------------------------|----------------|----------------|----------------|----------------|----------------|
| 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: _____

29-Apr-21