

Promo Name: **BIG SUMMER BLOWOUT**
 Project: **NORTHTOWN 1-3**
 Effective : **MAY 1-31, 2021**
 Buyer : _____

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Discount	10%
No. of days	15
Gross selling price	
	3,744,312
	0
	3,744,312
Less : Discount	374,431
Contract Price	3,369,881
Less : Reservation Fee	05/01/21 30,000
	3,339,881
Due dates	05/16/21

Ph	Blk	Lot	Area	Price
			156	24,002
Total area			156	
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	20%	10%	0%	0%
Downpayment	936,078	374,431	374,431	0
Less : Reservation Fee dated	05/01/21 30,000	30,000	30,000	30,000
Downpayment Net of Reservation Fee	906,078	344,431	344,431	0
Discount on Downpayment	187,216	37,443	0	0
Net Downpayment Payable	718,862	306,988	344,431	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
7th	11/30/21
8th	12/31/21
9th	01/31/22
10th	02/28/22
11th	03/31/22
12th	04/30/22

2.2 Balance for Amortization:

Gross Selling Price	3,744,312	3,744,312	3,744,312	3,744,312
Less: Downpayment	936,078	374,431	374,431	30,000
Balance for amortization	2,808,234	3,369,881	3,369,881	3,714,312

2.3 Monthly amortization:

	Due dates	06/15/21	06/15/21	05/31/22	05/31/21
1 YR., 0% interest		234,020	280,823	280,823	309,526
2 YRS., 0% interest		117,010	140,412	140,412	154,763
3 YRS., 0% interest	PROMO	78,007	93,608	93,608	103,175
4 YRS., 0% interest	PROMO	58,505	-	-	-
1 - 3 at zero interest		58,505	70,206		
4 YRS 12% interest on the 4th year (factor:.088849)	PROMO	62,377	74,853		
5 YRS., @ 12% int. p.a. (factor:.022244)		62,466	74,960	74,960	82,621
6 YRS., @ 14% int. p.a. (factor:.020606)		57,866	69,440	69,440	76,537
7 YRS., @ 14% int. p.a. (factor:.018740)		52,626	63,152	63,152	69,606
8 YRS., @ 14% int. p.a. (factor:.017372)		48,785	58,542	58,542	64,525
9 YRS., @ 14% int. p.a. (factor:.016334)		45,870	55,044	55,044	60,670
10 YRS., @ 14% int. p.a. (factor:.015527)		43,603	52,324	52,324	57,672

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: _____