

Project: EDEN RIDGE
 Promo: STANDARD PACKAGE COMPUTATION
 Effective : September 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
Less : Discount				825,000
<i>Additional Discount</i>				50,000
Contract Price				4,625,000
Less : Reservation Fee				50,000
Net Contract Price Payable				4,575,000

Discount	15%
No. of days	15
Gross selling price	
	5,500,000
	0
	0
	5,500,000
	825,000
	50,000
	4,625,000
10/01/21	50,000
	4,575,000
Due dates	10/16/21

OPTION 2 - DOWN PAYMENT

DP Options	20% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	20%	10%	20%	10%
Discount	15%	10%	0%	0%
Downpayment	1,100,000	550,000	1,100,000	550,000
Less : Reservation Fee dated	50,000	50,000	50,000	50,000
Downpayment Net of Reservation Fee	1,050,000	500,000	1,050,000	500,000
Discount on Downpayment	165,000	55,000	0	0
<i>Additional Discount</i>	50,000			
Net Downpayment Payable	835,000	445,000	1,050,000	500,000
Due dates	10/16/21	10/16/21		
Down payment	Due dates			
1st	10/31/21		175,000	166,667
2nd	11/30/21		175,000	166,667
3rd	12/31/21		175,000	166,666
4th	01/31/22		175,000	-
5th	02/28/22		175,000	-
6th	03/31/22		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
Less: Downpayment	1,100,000	550,000	1,100,000	550,000
Balance for amortization	4,400,000	4,950,000	4,400,000	4,950,000
2.3 Monthly amortization:	Due dates			
	11/15/21	11/15/21	04/30/22	01/31/22
1 YRS., 0% interest	366,667	412,500	366,667	412,500
2 YRS., 0% interest	183,333	206,250	183,333	206,250
3 YRS.	122,222	137,500	122,222	137,500
<i>1-2 years at zero interest</i>	<i>128,943</i>	<i>145,061</i>	<i>128,943</i>	<i>145,061</i>
<i>10% interest on the 3rd year</i>				
4 YRS., @ 12% int. p.a. (factor:.026334)	115,870	130,353	115,870	130,353
5 YRS., @ 12% int. p.a. (factor:.022244)	97,874	110,108	97,874	110,108
6 YRS., @ 14% int. p.a. (factor:.020606)	90,666	102,000	90,666	102,000
7 YRS., @ 14% int. p.a. (factor:.018740)	82,456	92,763	82,456	92,763
8 YRS., @ 14% int. p.a. (factor:.017372)	76,437	85,991	76,437	85,991
9 YRS., @ 14% int. p.a. (factor:.016334)	71,870	80,853	71,870	80,853
10 YRS., @ 14% int. p.a. (factor:.015527)	68,319	76,859	68,319	76,859

- 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: _____

27-Sep-21