

Promo Name: HAPPY HOLIDAYS PROMO
 Project: NORTHTOWN PH. 1-4
 Effective : October 1-31, 2021
 Buyer :

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Discount	10%
No. of days	15
Gross selling price	3,744,312
	0
	0
	3,744,312
	374,431
	50,000
	3,319,881
10/01/21	30,000
	3,289,881
Due dates	10/16/21

Ph	Blk	Lot	Area	Price
			156	24,002
Total area			156	
Gross Selling Price				
Less : Discount				
<i>Additional discount</i>				
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%

2.1 Downpayment

Downpayment		936,078	374,431	374,431	0
Less : Reservation Fee dated	10/01/21	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
<i>Additional Discount</i>		50,000	0	0	0
Net Downpayment Payable		668,862	306,988	344,431	0
Due dates		10/16/21	10/16/21		

Down payment	Due dates				
1st	10/31/21			28,703	
2nd	11/30/21			28,703	
3rd	12/31/21			28,703	
4th	01/31/22			28,703	
5th	02/28/22			28,703	
6th	03/31/22			28,703	
7th	04/30/22			28,703	
8th	05/31/22			28,703	
9th	06/30/22			28,703	
10th	07/31/22			28,703	
11th	08/31/22			28,703	
12th	09/30/22			28,698	
				344,431	

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	11/15/21	11/15/21	10/31/22	10/31/21
1 YRS., 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	-	-	-
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:

27-Sep-21