

Project: EDEN RIDGE
 Promo: STANDARD PACKAGE COMPUTATION
 Effective : JANUARY- MARCH 31, 2022
 Buyer :

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Ph	Blk	Lot	Area	Price
			500	15,000
Total area			500	
Gross Selling Price				7,500,000
Less : Discount				1,125,000
<i>Additional Discount</i>				30,000
Contract Price				6,345,000
Less : Reservation Fee				50,000
Net Contract Price Payable				6,295,000

Discount	15%
No. of days	15
Gross selling price	7,500,000
	0
	0
	7,500,000
	1,125,000
	30,000
	6,345,000
01/05/22	50,000
	6,295,000
Due dates	01/20/22

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	1,500,000	750,000	1,500,000	750,000
Less : Reservation Fee dated	50,000	50,000	50,000	50,000
Downpayment Net of Reservation Fee	1,450,000	700,000	1,450,000	700,000
Discount on Downpayment	225,000	75,000	0	0
<i>Additional Discount</i>	30,000			
Net Downpayment Payable	1,195,000	625,000	1,450,000	700,000
Due dates	01/20/22	01/20/22		

Down payment	Due dates				
1st	02/04/22			241,667	233,333
2nd	03/04/22			241,667	233,333
3rd	04/04/22			241,667	233,334
4th	05/04/22			241,667	-
5th	06/04/22			241,667	-
6th	07/04/22			241,665	-
				1,450,000	700,000

Gross Selling Price	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000
Less: Downpayment	1,500,000	750,000	1,500,000	750,000	50,000
Balance for amortization	6,000,000	6,750,000	6,000,000	6,750,000	7,450,000
Due dates	02/19/22	02/19/22	08/03/22	05/04/22	02/04/22
1 YR., 0% interest	500,000	562,500	500,000	562,500	620,833
2 YRS., 0% interest	250,000	281,250	250,000	281,250	310,417
3 YRS.	1-2 years at zero interest	166,667	187,500	166,667	187,500
	10% interest on the 3rd year	175,832	197,811	175,832	197,811
4 YRS., @ 12% int. p.a. (factor:.026334)	158,004	177,755	158,004	177,755	196,188
5 YRS., @ 12% int. p.a. (factor:.022244)	133,464	150,147	133,464	150,147	165,718
6 YRS., @ 14% int. p.a. (factor:.020606)	123,636	139,091	123,636	139,091	153,515
7 YRS., @ 14% int. p.a. (factor:.018740)	112,440	126,495	112,440	126,495	139,613
8 YRS., @ 14% int. p.a. (factor:.017372)	104,232	117,261	104,232	117,261	129,421
9 YRS., @ 14% int. p.a. (factor:.016334)	98,004	110,255	98,004	110,255	121,688
10 YRS., @ 14% int. p.a. (factor:.015527)	93,162	104,807	93,162	104,807	115,676

- 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: _____

05-Jan-22