

Promo Name: GREAT DEALS FOR NEW YEAR PROMO 2022

**SAMPLE COMPUTATION**

Project: NORTHTOWN PH. 1-4

Effective : January 1 - March 31, 2022

Buyer : \_\_\_\_\_

**OPTION 1 - CASH TERM**

Ph	Blk	Lot	Area	Price
			150	26,100
Total area			150	
Gross Selling Price				
Less : Discount				
<i>Additional discount</i>				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	<b>10%</b>
No. of days	<b>15</b>
Gross selling price	
	3,915,000
	0
	0
	3,915,000
	391,500
	<b>30,000</b>
	3,493,500
<b>01/03/22</b>	<b>30,000</b>
	3,463,500
<b>Due dates</b>	<b>01/18/22</b>

**OPTION 2 - DOWN PAYMENT**

**2.1 Downpayment**

Downpayment	
Less : Reservation Fee dated	
Downpayment Net of Reservation Fee	
Discount on Downpayment	
<i>Additional Discount</i>	
<b>Net Downpayment Payable</b>	

DP Options	25% - 50%	10% - 24.99%	ZERO
DP Amount	<b>25%</b>	<b>10%</b>	<b>0%</b>
Discount	<b>20%</b>	<b>10%</b>	<b>0%</b>
	978,750	391,500	0
<b>01/03/22</b>	30,000	30,000	30,000
	948,750	361,500	0
	195,750	39,150	0
	<b>30,000</b>	0	0
	<b>723,000</b>	<b>322,350</b>	<b>0</b>
<b>Due dates</b>	<b>01/18/22</b>	<b>01/18/22</b>	

**2.2 Balance for Amortization:**

Gross Selling Price	
Less: Downpayment	
<b>Balance for amortization</b>	

	3,915,000	3,915,000	3,915,000
	978,750	391,500	30,000
	<b>2,936,250</b>	<b>3,523,500</b>	<b>3,885,000</b>

**2.3 Monthly amortization:**

1 YR., 0% interest	
2 YRS., 0% interest	
<b>3 YRS., 0% interest</b>	<b>PROMO</b>
<b>1 - 3 at zero interest</b>	
<b>4 YRS 12% interest on the 4th year (factor:.088849)</b>	<b>PROMO</b>
<b>4 YRS., 0% interest</b>	<b>PROMO</b>
5 YRS., @ 12% int. p.a. (factor:.022244)	
6 YRS., @ 14% int. p.a. (factor:.020606)	
7 YRS., @ 14% int. p.a. (factor:.018740)	
8 YRS., @ 14% int. p.a. (factor:.017372)	
9 YRS., @ 14% int. p.a. (factor:.016334)	
10 YRS.,@ 14% int. p.a. (factor:.015527)	

Due dates	02/17/22	02/17/22	02/02/22
	244,688	293,625	323,750
	122,344	146,813	161,875
	<b>81,563</b>	<b>97,875</b>	<b>107,917</b>
	-	<b>73,406</b>	-
	<b>61,172</b>	-	-
	65,314	78,377	86,418
	60,504	72,605	80,054
	55,025	66,030	72,805
	51,009	61,210	67,490
	47,961	57,553	63,458
	45,591	54,709	60,322

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: \_\_\_\_\_

05-Jan-22