

Project: EDEN RIDGE
 Promo: STANDARD PACKAGE COMPUTATION
 Effective : October 1-31, 2022
 Buyer :

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Ph	Blk	Lot	Area	Price
			550	15,000
Total area			550	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	15%
No. of days	15
Gross selling price	8,250,000
	0
	0
	8,250,000
	1,237,500
	7,012,500
10/01/22	50,000
	6,962,500
Due dates	10/16/22

OPTION 2 - DOWN PAYMENT

2.1 Downpayment

Downpayment	
Less : Reservation Fee dated	
Downpayment Net of Reservation Fee	
Discount on Downpayment	
Net Downpayment Payable	

DP Options	20% - 50%	10% - 19.99%	EXTENDED	ZERO
DP Amount	20%	10%	20%	10%
Discount	15%	10%	0%	0%

10/01/22	1,650,000	825,000	1,650,000	825,000	0
	50,000	50,000	50,000	50,000	50,000
	1,600,000	775,000	1,600,000	775,000	0
	247,500	82,500	0	0	0
	1,352,500	692,500	1,600,000	775,000	0
Due dates	10/16/22	10/16/22			

Down payment	Due dates				
1st	10/31/22			266,667	258,333
2nd	11/30/22			266,667	258,333
3rd	12/31/22			266,667	258,334
4th	01/30/23			266,667	-
5th	02/28/23			266,667	-
6th	03/31/23			266,665	-
				1,600,000	775,000

2.2 Balance for Amortization:

Gross Selling Price	
Less: Downpayment	
Balance for amortization	

	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000
	1,650,000	825,000	1,650,000	825,000	50,000
	6,600,000	7,425,000	6,600,000	7,425,000	8,200,000

2.3 Monthly amortization:

Due dates	11/15/22	11/15/22	04/30/23	01/31/23	10/31/22
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1 YRS., 0% interest	550,000	618,750	550,000	618,750	683,333
2 YRS., 0% interest	275,000	309,375	275,000	309,375	341,667
3 YRS. 1-2 years at zero interest	183,333	206,250	183,333	206,250	227,778
10% interest on the 3rd year	193,415	217,592	193,415	217,592	240,304
4 YRS., @ 12% int. p.a. (factor:.026334)	173,804	195,530	173,804	195,530	215,939
5 YRS., @ 12% int. p.a. (factor:.022244)	146,810	165,162	146,810	165,162	182,401
6 YRS., @ 14% int. p.a. (factor:.020606)	136,000	153,000	136,000	153,000	168,969
7 YRS., @ 14% int. p.a. (factor:.018740)	123,684	139,145	123,684	139,145	153,668
8 YRS., @ 14% int. p.a. (factor:.017372)	114,655	128,987	114,655	128,987	142,450
9 YRS., @ 14% int. p.a. (factor:.016334)	107,804	121,280	107,804	121,280	133,939
10 YRS., @ 14% int. p.a. (factor:.015527)	102,478	115,288	102,478	115,288	127,321

- 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: _____