

Promo Name: **NEW YEAR NEW DEALS 2023**
 Effective : **FEBRUARY 1-28,2023**
 Project: **EDEN RIDGE**
 Buyer : _____

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Ph	Blk	Lot	Area	Price
			500	15,000
Total area			500	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	15%
No. of days	15
Gross selling price	
	7,500,000
	0
	7,500,000
	1,125,000
	6,375,000
02/01/23	50,000
	6,325,000
Due dates	02/16/23

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	25% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	25%	10%	10%	0%
Discount	25%	10%	0%	0%

02/01/23	1,875,000	750,000	750,000	0
	50,000	50,000	50,000	50,000
	1,825,000	700,000	700,000	0
	468,750	75,000	0	0
	1,356,250	625,000	700,000	0
Outright DP Due dates	02/16/23	02/16/23		
Extended DP Due dates				
03/03/23			58,333	
04/03/23			58,333	
05/03/23			58,333	
06/03/23			58,333	
07/03/23			58,333	
08/03/23			58,333	
09/03/23			58,333	
10/03/23			58,333	
11/03/23			58,333	
12/03/23			58,333	
01/03/24			58,333	
02/03/24			58,337	
			700,000	

2.2 Balance for Amortization:

Gross Selling Price	7,500,000	7,500,000	7,500,000	7,500,000
Less: Downpayment	1,875,000	750,000	750,000	50,000
Balance for amortization	5,625,000	6,750,000	6,750,000	7,450,000

2.3 Monthly amortization:

Due dates	03/18/23	03/18/23	03/03/24	03/03/23
1 YRS., 0% interest	468,750	562,500	562,500	620,833
2 YRS., 0% interest	234,375	281,250	281,250	310,417
3 YRS., 0% interest	156,250	187,500	187,500	206,944
4 YRS., 0% interest	117,188	140,625	140,625	155,208
5 YRS., 0% interest	PROMO	93,750	112,500	112,500
6 YRS., @ 14% int. p.a. (factor:.020606)	115,909	139,091	139,091	153,515
7 YRS., @ 14% int. p.a. (factor:.018740)	105,413	126,495	126,495	139,613
8 YRS., @ 14% int. p.a. (factor:.017372)	97,718	117,261	117,261	129,421
9 YRS., @ 14% int. p.a. (factor:.016334)	91,879	110,255	110,255	121,688
10 YRS., @ 14% int. p.a. (factor:.015527)	87,339	104,807	104,807	115,676

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: _____