

Promo Name: **NEW YEAR NEW DEALS 2023**  
 Effective : **FEBRUARY 1-28,2023**  
 Project: **NORTHCREST**  
 Buyer : \_\_\_\_\_

**SAMPLE COMPUTATION**

**OPTION 1 - CASH TERM**

Ph	Blk	Lot	Area	Price
			300	25,800
Total area			<b>300</b>	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	<b>15%</b>
No. of days	<b>15</b>
Gross selling price	
	7,740,000
	0
	7,740,000
	1,161,000
	6,579,000
<b>02/01/23</b>	<b>30,000</b>
	6,549,000
<b>Due dates</b>	<b>02/16/23</b>

**OPTION 2 - DOWN PAYMENT**

DP Options	25% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	<b>25%</b>	<b>10%</b>	<b>10%</b>	<b>0%</b>
Discount	<b>25%</b>	<b>10%</b>	<b>0%</b>	<b>0%</b>

**2.1 Downpayment**

Downpayment		1,935,000	774,000	774,000	0
Less : Reservation Fee dated	<b>02/01/23</b>	30,000	30,000	30,000	30,000
Downpayment Net of Reservation Fee		1,905,000	744,000	744,000	0
Discount on Downpayment		483,750	77,400	0	0
<b>Net Downpayment Payable</b>		<b>1,421,250</b>	<b>666,600</b>	<b>744,000</b>	<b>0</b>
<b>Outright DP Due dates</b>		<b>02/16/23</b>	<b>02/16/23</b>		
<b>Extended DP Due dates</b>					
03/03/23				62,000	
04/03/23				62,000	
05/03/23				62,000	
06/03/23				62,000	
07/03/23				62,000	
08/03/23				62,000	
09/03/23				62,000	
10/03/23				62,000	
11/03/23				62,000	
12/03/23				62,000	
01/03/24				62,000	
02/03/24				62,000	
				<b>744,000</b>	

**2.2 Balance for Amortization:**

Gross Selling Price	7,740,000	7,740,000	7,740,000	7,740,000
Less: Downpayment	1,935,000	774,000	774,000	30,000
<b>Balance for amortization</b>	<b>5,805,000</b>	<b>6,966,000</b>	<b>6,966,000</b>	<b>7,710,000</b>

**2.3 Monthly amortization:**

	<b>Due dates</b>	03/18/23	03/18/23	03/03/24	03/03/23
1 YR., 0% interest		483,750	580,500	580,500	642,500
2 YRS., 0% interest		241,875	290,250	290,250	321,250
3 YRS., 0% interest		161,250	193,500	193,500	214,167
4 YRS., 0% interest		120,938	145,125	145,125	160,625
<b>5 YRS., 0% interest</b>	<b>PROMO</b>	<b>96,750</b>	<b>116,100</b>	<b>116,100</b>	<b>128,500</b>
6 YRS., @ 14% int. p.a. (factor:.020606)		119,618	143,541	143,541	158,872
7 YRS., @ 14% int. p.a. (factor:.018740)		108,786	130,543	130,543	144,485
8 YRS., @ 14% int. p.a. (factor:.017372)		100,844	121,013	121,013	133,938
9 YRS., @ 14% int. p.a. (factor:.016334)		94,819	113,783	113,783	125,935
10 YRS.,@ 14% int. p.a. (factor:.015527)		90,134	108,161	108,161	119,713

**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: \_\_\_\_\_