Promo Name: BER-MONTHS PROMO 2023
Effective : October 1, 2023 - December 31, 2023
Project: EDEN RIDGE
Buyer : _____

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Discount	15%
No. of days	15

Ph	Blk	Lot	Area	Price		Gross selling price
			540	15,000		8,100,000
						0
	Total area		540			
	Gross Selling Price					8,100,000
	Less : Discount					1,215,000
	Contract Price					6,885,000
	Less : Reservation Fee				10/02/23	**50,000**
	Net Contract Price Payable					6,835,000
					Due dates	**10/17/23**

OPTION 2 - DOWN PAYMENT

DP Options	25% - 50%	10% - 24.99%	EXTENDED	ZERO
DP Amount	25%	10%	10%	0%
Discount	25%	10%	0%	0%
2.1 Downpayment				
Downpayment	2,025,000	810,000	810,000	0
Less : Reservation Fee dated 10/02/23	50,000	50,000	50,000	50,000
Downpayment Net of Reservation Fee	1,975,000	760,000	760,000	0
Discount on Downpayment	506,250	81,000	0	0
Net Downpayment Payable	**1,468,750**	**679,000**	**760,000**	**0**
Outright DP Due dates	**10/17/23**	**10/17/23**		
Extended DP Due dates				
11/01/23			63,333	
12/01/23			63,333	
01/01/24			63,333	
02/01/24			63,333	
03/01/24			63,333	
04/01/24			63,333	
05/01/24			63,333	
06/01/24			63,333	
07/01/24			63,333	
08/01/24			63,333	
09/01/24			63,333	
10/01/24			63,337	
			760,000	
2.2 Balance for Amortization:				
Gross Selling Price	8,100,000	8,100,000	8,100,000	8,100,000
Less: Downpayment	2,025,000	810,000	810,000	50,000
Balance for amortization	**6,075,000**	**7,290,000**	**7,290,000**	**8,050,000**
2.3 Monthly amortization: **Due dates**	11/16/23	11/16/23	11/01/24	11/01/23
1 YR., 0% interest	506,250	607,500	607,500	670,833
2 YRS., 0% interest	253,125	303,750	303,750	335,417
3 YRS., 0% interest	168,750	202,500	202,500	223,611
4 YRS., 0% interest	126,563	151,875	151,875	167,708
5 YRS., 0% interest PROMO	***101,250***	***121,500***	***121,500***	***134,167***
6 YRS., @ 14% int. p.a. (factor:.020606)	125,181	150,218	150,218	165,878
7 YRS., @ 14% int. p.a. (factor:.018740)	113,846	136,615	136,615	150,857
8 YRS., @ 14% int. p.a. (factor:.017372)	105,535	126,642	126,642	139,845
9 YRS., @ 14% int. p.a. (factor:.016334)	99,229	119,075	119,075	131,489
10 YRS.,@ 14% int. p.a. (factor:.015527)	94,327	113,192	113,192	124,992

Notes:
1. *Reservation fee is P30,000 for each lot.*
2. *Reservation fee will form part of the downpayment or cash payment.*
3. *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: _____