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

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Discount	15%
No. of days	15

Ph	Blk	Lot	Area	Price		Gross selling price
			250	25,400		6,350,000
						0
	Less : Drainage					
	Total area		250			
	Gross Selling Price					6,350,000
	Less : Discount					952,500
	Contract Price					5,397,500
	Less : Reservation Fee				10/02/23	**30,000**
	Net Contract Price Payable					5,367,500
					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	1,587,500	635,000	635,000	0
Less : Reservation Fee dated 10/02/23	30,000	30,000	30,000	30,000
Downpayment Net of Reservation Fee	1,557,500	605,000	605,000	0
Discount on Downpayment	396,875	63,500	0	0
Net Downpayment Payable	**1,160,625**	**541,500**	**605,000**	**0**
Outright DP Due dates	**10/17/23**	**10/17/23**		
Extended DP Due dates				
11/01/23			50,417	
12/01/23			50,417	
01/01/24			50,417	
02/01/24			50,417	
03/01/24			50,417	
04/01/24			50,417	
05/01/24			50,417	
06/01/24			50,417	
07/01/24			50,417	
08/01/24			50,417	
09/01/24			50,417	
10/01/24			50,413	
			605,000	
2.2 Balance for Amortization:				
Gross Selling Price	6,350,000	6,350,000	6,350,000	6,350,000
Less: Downpayment	1,587,500	635,000	635,000	30,000
Balance for amortization	**4,762,500**	**5,715,000**	**5,715,000**	**6,320,000**
2.3 Monthly amortization: **Due dates**	11/16/23	11/16/23	11/01/24	11/01/23
1 YR., 0% interest	396,875	476,250	476,250	526,667
2 YRS., 0% interest	198,438	238,125	238,125	263,333
3 YRS., 0% interest	132,292	158,750	158,750	175,556
4 YRS., 0% interest	99,219	119,063	119,063	131,667
5 YRS., 0% interest PROMO	***79,375***	***95,250***	***95,250***	***105,333***
6 YRS., @ 14% int. p.a. (factor:.020606)	98,136	117,763	117,763	130,230
7 YRS., @ 14% int. p.a. (factor:.018740)	89,249	107,099	107,099	118,437
8 YRS., @ 14% int. p.a. (factor:.017372)	82,734	99,281	99,281	109,791
9 YRS., @ 14% int. p.a. (factor:.016334)	77,791	93,349	93,349	103,231
10 YRS.,@ 14% int. p.a. (factor:.015527)	73,947	88,737	88,737	98,131

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: _____