Promo Name: BER-MONTHS PROMO 2023
Project: NORTHTOWN PH. 1-4
Effective: October 1, 2023 - December 31, 2023
Buyer : _____

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Discount	15%
No. of days	15

Ph	Blk	Lot	Area	Price		Gross selling price
			193	28,300		5,461,900
						0
	Total area		193			
	Gross Selling Price					5,461,900
	Less : Discount					819,285
	Contract Price					4,642,615
	Less : Reservation Fee				10/02/23	**30,000**
	Net Contract Price Payable					4,612,615
					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	20%	10%	0%	0%

2.1 Downpayment

Downpayment		1,365,475	546,190	546,190	0
Less : Reservation Fee dated	**10/02/23**	30,000	30,000	30,000	30,000
Downpayment Net of Reservation Fee		1,335,475	516,190	516,190	0
Discount on Downpayment		273,095	54,619	0	0
Net Downpayment Payable		**1,062,380**	**461,571**	**516,190**	**0**
Outright DP Due dates		**10/17/23**	**10/17/23**		
Extended DP Due dates					
	11/01/23			43,016	
	12/01/23			43,016	
	01/01/24			43,016	
	02/01/24			43,016	
	03/01/24			43,016	
	04/01/24			43,016	
	05/01/24			43,016	
	06/01/24			43,016	
	07/01/24			43,016	
	08/01/24			43,016	
	09/01/24			43,016	
	10/01/24			43,014	
				516,190	

2.2 Balance for Amortization:

Gross Selling Price	5,461,900	5,461,900	5,461,900	5,461,900
Less: Downpayment	1,365,475	546,190	546,190	30,000
Balance for amortization	**4,096,425**	**4,915,710**	**4,915,710**	**5,431,900**

2.3 Monthly amortization:	**Due dates**	11/16/23	11/16/23	11/01/24	11/01/23
1 YR., 0% interest		341,369	409,643	409,643	452,658
2 YRS., 0% interest		170,684	204,821	204,821	226,329
3 YRS., 0% interest		113,790	136,548	136,548	150,886
4 YRS., 0% interest	***PROMO***	***85,342***			
5 YRS., @ 12% int. p.a. (factor:.022244)		91,121	109,345	109,345	120,827
6 YRS., @ 14% int. p.a. (factor:.020606)		84,411	101,293	101,293	111,930
7 YRS., @ 14% int. p.a. (factor:.018740)		76,767	92,120	92,120	101,794
8 YRS., @ 14% int. p.a. (factor:.017372)		71,163	85,396	85,396	94,363
9 YRS., @ 14% int. p.a. (factor:.016334)		66,911	80,293	80,293	88,725
10 YRS.,@ 14% int. p.a. (factor:.015527)		63,605	76,326	76,326	84,341

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: _____

26-Sep-23