

Promo Name: SWEET DEALS  
Project: NORTHTOWN 1-4  
Effective : February 1-28, 2021  
Buyer : \_\_\_\_\_

SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Ph	Blk	Lot	Area	Price
			150	23,303
Total area			150	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	10%
No. of days	15
Gross selling price	
3,495,450	
0	
3,495,450	
349,545	
3,145,905	
02/01/21	30,000
3,115,905	
Due dates	02/16/21

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	20%	10%	0%	0%
02/01/21	873,863	349,545	349,545	0
	30,000	30,000	30,000	30,000
	843,863	319,545	319,545	0
	174,773	34,955	0	0
669,090		284,590	319,545	0
Due dates	02/16/21	02/16/21		

Down payment	Due dates				
1st	03/03/21			26,629	
2nd	04/03/21			26,629	
3rd	05/03/21			26,629	
4th	06/03/21			26,629	
5th	07/03/21			26,629	
6th	08/03/21			26,629	
7th	09/03/21			26,629	
8th	10/03/21			26,629	
9th	11/03/21			26,629	
10th	12/03/21			26,629	
11th	01/03/22			26,629	
12th	02/03/22			26,626	
				319,545	

2.2 Balance for Amortization:

Gross Selling Price  
Less: Downpayment  
Balance for amortization

3,495,450	3,495,450	3,495,450	3,495,450
873,863	349,545	349,545	30,000
2,621,587	3,145,905	3,145,905	3,465,450

2.3 Monthly amortization:

		Due dates	03/18/21	03/18/21	03/03/22	03/03/21
1 YR., 0% interest			218,466	262,159	262,159	288,788
2 YRS., 0% interest			109,233	131,079	131,079	144,394
3 YRS., 0% interest		PROMO	72,822	87,386	87,386	96,263
4 YRS., 0% interest		PROMO	54,616	-	-	-
1 - 3 at zero interest			54,616	65,540		
4 YRS 12% interest on the 4th year (factor:.088849)		PROMO	58,231	69,878	-	-
5 YRS., @ 12% int. p.a. (factor:.022244)			58,315	69,978	69,978	77,085
6 YRS., @ 14% int. p.a. (factor:.020606)			54,020	64,825	64,825	71,409
7 YRS., @ 14% int. p.a. (factor:.018740)			49,129	58,954	58,954	64,943
8 YRS., @ 14% int. p.a. (factor:.017372)			45,542	54,651	54,651	60,202
9 YRS., @ 14% int. p.a. (factor:.016334)			42,821	51,385	51,385	56,605
10 YRS.,@ 14% int. p.a. (factor:.015527)			40,705	48,846	48,846	53,808

- 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: \_\_\_\_\_  
01-Feb-21