

Promo Name: **Fab Feb Deals 2020**  
 Project: **NORTHTOWN**  
 Effective : **February 1 - 29, 2020**  
 Buyer : \_\_\_\_\_

SAMPLE COMPUTATION

**OPTION 1 - CASH TERM**

Ph	Blk	Lot	Area	Price
			150	21,325
Total area			150	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	15%
No. of days	15
Gross selling price	
	3,198,750
	0
	3,198,750
	479,813
	2,718,937
<b>02/01/20</b>	<b>30,000</b>
	2,688,937
<b>Due dates</b>	<b>02/16/20</b>

**OPTION 2 - DOWN PAYMENT**

**2.1 Downpayment**

Downpayment	
Less : Reservation Fee dated	
Downpayment Net of Reservation Fee	
Discount on Downpayment	
<b>Net Downpayment Payable</b>	

DP Options	25% - 50%	10% - 24.99%	ZERO
DP Amount	25%	10%	0%
Discount	20%	10%	0%
	799,688	319,875	0
<b>02/01/20</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>
	769,688	289,875	0
	159,938	31,988	0
	<b>609,750</b>	<b>257,887</b>	<b>0</b>
<b>Due dates</b>	<b>02/16/20</b>	<b>02/16/20</b>	

**2.2 Balance for Amortization:**

Gross Selling Price	
Less: Downpayment	
Balance for amortization	

	3,198,750	3,198,750	3,198,750
	799,688	319,875	30,000
	<b>2,399,062</b>	<b>2,878,875</b>	<b>3,168,750</b>

**2.3 Monthly amortization:**

		03/17/20	03/17/20	03/02/20
1 YR., 0% interest		199,922	239,906	264,063
2 YRS., 0% interest		99,961	119,953	132,031
<b>3 YRS., 0% interest</b>	<b>PROMO</b>	<b>66,641</b>	<b>79,969</b>	<b>88,021</b>
<b>4 YRS</b>	<b>(1-3 years at zero interest)</b>	<b>49,980</b>	<b>59,977</b>	<b>66,016</b>
	<b>(4th year with 12% interest – factor 0.088849)</b>	<b>53,289</b>	<b>63,946</b>	<b>70,385</b>
5 YRS., @ 12% int. p.a. (factor:.022244)		53,365	64,038	70,486
6 YRS., @ 14% int. p.a. (factor:.020606)		49,435	59,322	65,295
7 YRS., @ 14% int. p.a. (factor:.018740)		44,958	53,950	59,382
8 YRS., @ 14% int. p.a. (factor:.017372)		41,677	50,012	55,048
9 YRS., @ 14% int. p.a. (factor:.016334)		39,186	47,024	51,758
10 YRS., @ 14% int. p.a. (factor:.015527)		37,250	44,700	49,201

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

1-Feb-20

Promo Name: **Fab Feb Deals 2020**  
 Project: **NORTHTOWN**  
 Effective : **February 1 - 29, 2020**  
 Buyer :

**SAMPLE COMPUTATION**

**APPLICABLE FOR NORTHTOWN PHASE 2B ONLY**

**OPTION 1 - CASH TERM**

Ph	Blk	Lot	Area	Price
			154	21,738
Total area			154	
Gross Selling Price				
Less : Discount				
Contract Price				
Less : Reservation Fee				
Net Contract Price Payable				

Discount	15%
No. of days	15
Gross selling price	
	3,347,652
	0
	0
	3,347,652
	502,148
	2,845,504
<b>02/01/20</b>	<b>30,000</b>
	2,815,504
<b>Due dates</b>	<b>02/16/20</b>

**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%
	836,913	334,765	334,765	0
<b>02/01/20</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>
	806,913	304,765	304,765	0
	167,383	33,477	0	0
	<b>639,530</b>	<b>271,288</b>	<b>304,765</b>	<b>0</b>
<b>Due dates</b>	<b>02/16/20</b>	<b>02/16/20</b>		

Down payment	Due dates
1st	03/02/20
2nd	04/02/20
3rd	05/02/20
4th	06/02/20
5th	07/02/20
6th	08/02/20
7th	09/02/20
8th	10/02/20
9th	11/02/20
10th	12/02/20
11th	01/02/21
12th	02/02/21

**2.2 Balance for Amortization:**

Gross Selling Price  
 Less: Downpayment  
 Balance for amortization


	3,347,652	3,347,652	3,347,652	3,347,652
	836,913	334,765	334,765	30,000
	<b>2,510,739</b>	<b>3,012,887</b>	<b>3,012,887</b>	<b>3,317,652</b>

**2.3 Monthly amortization:**

	Due dates	03/17/20	03/17/20	03/02/21	03/02/20
1 YR., 0% interest		209,228	251,074	251,074	276,471
2 YRS., 0% interest		104,614	125,537	125,537	138,236
3 YRS., 0% interest	PROMO	69,743	83,691	83,691	92,157
4 YRS., 0% interest	PROMO	52,307	62,768	62,768	69,118
5 YRS., @ 12% int. p.a. (factor:.022244)		55,849	67,019	67,019	73,798
6 YRS., @ 14% int. p.a. (factor:.020606)		51,736	62,084	62,084	68,364
7 YRS., @ 14% int. p.a. (factor:.018740)		47,051	56,462	56,462	62,173
8 YRS., @ 14% int. p.a. (factor:.017372)		43,617	52,340	52,340	57,634
9 YRS., @ 14% int. p.a. (factor:.016334)		41,010	49,212	49,212	54,191
10 YRS., @ 14% int. p.a. (factor:.015527)		38,984	46,781	46,781	51,513

**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: 

1-Feb-20