

NORTHTOWN SAMPLE COMPUTATION

LOT COMPUTATION -updated as of Jan 2016

Buyer:

OPTION 1 - CASH TERM

Ph Blk Lot Area Price
150 12,922

150
Gross Selling Price
Less: Discount
Net Contract Price
Less: Reservation fee dated
Net Contract Price payable

discount	10%	7%	5%	0%
no. of days	15	30	45	after 45
contract price	1,938,300	1,938,300	1,938,300	1,938,300
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
1,938,300	1,938,300	1,938,300	1,938,300	1,938,300
193,830	135,681	96,915	-	-
1,744,470	1,802,619	1,841,385	1,938,300	1,938,300
01/04/16	30,000	30,000	30,000	30,000
1,714,470	1,772,619	1,811,385	1,908,300	1,908,300
Due dates	01/19/16	02/03/16	02/18/16	03/04/16

OPTION 2- 10-50% DOWN PAYMENT

2A.1 Outright Downpayment (minimum of 10% - max 50% to avail of above disc);

10% Downpayment
less: Reservation fee dated
Gross DP
Discount on DP
net downpayment payable

discount	15%	10%	5%	0%
no. of days	15	30	45	after 45
193,830	193,830	193,830	193,830	193,830
30,000	30,000	30,000	30,000	30,000
163,830	163,830	163,830	163,830	163,830
(29,075)	(19,383)	(9,692)	-	-
134,756	144,447	154,139	163,830	163,830
Due dates	01/19/16	02/03/16	02/18/16	03/04/16

2A.2 Balance for Ammortization:

Gross Contract Price
less: 10% Downpayment
Balance for Ammortization

1,938,300	1,938,300	1,938,300	1,938,300	1,938,300
(193,830)	(193,830)	(193,830)	(193,830)	(193,830)
1,744,470	1,744,470	1,744,470	1,744,470	1,744,470
Due dates	02/18/16	03/04/16	03/19/16	04/03/16

2A.3 Monthly Ammortization:

1 YR., 0% interest	145,373	145,373	145,373	145,373
2 YRS., 0% interest	72,686	72,686	72,686	72,686
3 YRS., 1 - 2yrs, no int	48,458	48,458	48,458	48,458
3rd yr with 16% int. factor: 0.0907309	52,759	52,759	52,759	52,759
4 YRS., @ 16% int. p.a. factor: 0.0283403	49,439	49,439	49,439	49,439
5 YRS., @ 16% int. p.a. factor: 0.0243181	42,422	42,422	42,422	42,422
6 YRS., @ 16% int. p.a. factor: 0.0216918	37,841	37,841	37,841	37,841
7 YRS., @ 16% int. p.a. factor: 0.0198621	34,649	34,649	34,649	34,649
8 YRS., @ 18% int. p.a. factor: 0.0197232	34,407	34,407	34,407	34,407
9 YRS., @ 18% int. p.a. factor: 0.0187569	32,721	32,721	32,721	32,721
10 YRS., @ 18% int. p.a. factor: 0.0180185	31,433	31,433	31,433	31,433

OPTION 3 INSTALLMENT BASED ON ZERO & EXTENDED DP

3.1 Downpayment

Downpayment
less: Reservation fee dated
Downpayment for ammortization

DP %	0%
01/04/16	30,000
TOTAL	

3.2 Balance for Ammortization:

Gross Contract Price
Less: Reservation Fee/Downpayment
Balance for Ammortization

1,938,300	1,938,300
30,000	30,000
1,908,300	1,908,300
Due dates	02/03/16

3.3 Monthly Ammortization:

1 YR., 0% interest	159,025
2 YRS., 0% interest	79,513
3 YRS., 1 - 2yrs, no int	53,008
3rd yr with 16% int. factor: 0.0907309	57,714
4 YRS., @ 16% int. p.a. factor: 0.0283403	54,082
5 YRS., @ 16% int. p.a. factor: 0.0243181	46,406
6 YRS., @ 16% int. p.a. factor: 0.0216918	41,394
7 YRS., @ 16% int. p.a. factor: 0.0198621	37,903
8 YRS., @ 18% int. p.a. factor: 0.0197232	37,638
9 YRS., @ 18% int. p.a. factor: 0.0187569	35,794
10 YRS., @ 18% int. p.a. factor: 0.0180185	34,385

*Reservation fee is P30,000 for each lot

*Reservation fee will form part of the downpayment or cash payment

*The Developer reserves the right to correct the figures appearing herein.

*For Bank Financing: a)Buyer can avail the corresponding discounts on the equity blance from the date of reservation

b)Buyer can avail 5% discount on bank approved amount.

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