

Promo Name: **SUMMER DEALS 2026**
 Project: **NORTHTOWN RESIDENCES 1 - 4**
 Effective: **May 01 - May 31, 2026**
 Buyer : _____

SAMPLE COMPUTATION

Ph	Blk	Lot	Area	Price	Gross selling price
			154	31,700	4,881,800
					0
					0
			154		0
					4,881,800

OPTION 1 - SPECIAL PAYMENT TERMS

	10% - 50% - 40%	25% - 50% - 25%	50% - 30% - 20%
DP Amount	10%	25%	50%
Discount	10%	20%	20%
No. of days	15	15	15

2.1 Outright Down payment

Downpayment		488,180	1,220,450	2,440,900
Less : Reservation Fee dated	05/12/26	30,000	30,000	30,000
Downpayment Net of Reservation Fee		458,180	1,190,450	2,410,900
Discount on Downpayment		48,818	244,090	488,180
Additional discount		50,000	50,000	50,000
Net Downpayment Payable	05/27/26	359,362	896,360	1,872,720

2.2 Extended Down payment

Extended DP amount		2,440,900	2,440,900	1,464,540
Add: Processing Fee	8%	382,639	367,017	347,490
DP for Amortization		2,823,539	2,807,917	1,812,030
Monthly Equity	60 months	06/26/26	47,059	46,799
			30,201	

2.3 Lump Sum payment

Cash or Bank Financing	06/26/32	40%	25%	20%
		1,952,720	1,220,450	976,360

OPTION 2 - EXTENDED

Gross Selling Price		4,881,800
Less Discount		50,000
Net Contract Price		4,831,800
Less RF	05/12/26	30,000
Contract Price net of RF		4,801,800
Add: Processing Fee	8%	386,544
Net Contract Price Payable		5,188,344

STEP-UP OPTIONS:

25 - 50 - 25 TERM			
Term	Percentage	Amount	Amortization Amount
1st - 36th mo. (36 mos.)	25%	1,297,086	36,030
37th - 72nd mo. (36 mos.)	50%	2,594,172	72,060
73rd month (1 mo.)	25%	1,297,086	1,297,086

Notes:

1. Reservation fee is P30,000 for each lot.
2. Reservation fee will form part of the downpayment or cash payment.
3. Check payments should be made payable to **ALSONS DEVELOPMENT & INVESTMENT CORPORATION.**

Prepared by: _____

Checked by: _____

12-May-26

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SAMPLE COMPUTATION

OPTION 1 - CASH TERM

Discount	25%
No. of days	15
Gross selling price	4,881,800
	0
Less: Drainage	0
Less: sub/ superstructure	0
Total area	154
Gross Selling Price	4,881,800
Less : Discount	1,220,450
<i>Additional discount</i>	50,000
Net Contract Price	3,611,350
Less : Reservation Fee	05/12/26 30,000
Contract Price net of discount & RF	3,581,350
Add: Processing Fee	288,908
Cash Payable	3,870,258
Due dates	05/27/26

Ph	Blk	Lot	Area	Price
			154	31,700

OPTION 2 - DOWN PAYMENT

DP Options	25% - 50%	10% - 24.99%	ZERO
DP Amount	25%	10%	0%
Discount	25%	15%	0%
No. of days	15	15	0

2.1 Downpayment

Downpayment		1,220,450	488,180	0
Less : Reservation Fee dated	05/12/26	30,000	30,000	30,000
Downpayment Net of Reservation Fee		1,190,450	458,180	0
Discount on Downpayment		305,113	73,227	0
<i>Additional discount</i>		50,000	50,000	0
Net Downpayment Payable		835,337	334,953	0
Outright DP Due dates		05/27/26	05/27/26	

2.2 Balance for Amortization:

Gross Selling Price		4,881,800	4,881,800	4,881,800
Less: Downpayment		1,220,450	488,180	30,000
<i>Additional discount</i>				50,000
		3,661,350	4,393,620	4,801,800
Add: Processing Fee	8%	362,135	380,686	386,544
Balance for amortization		4,023,485	4,774,306	5,188,344

2.3 Monthly amortization:

	Due dates	06/26/26	06/26/26	06/11/26
1 YR., 0% interest		335,290	397,859	432,362
2 YRS., 0% interest		167,645	198,929	216,181
3 YRS., 0% interest		111,763	132,620	144,121
4 YRS., 0% interest		83,823	99,465	108,091
5 YRS., 0% interest	PROMO	67,058	79,572	86,472
6 YRS., @ 14% int. p.a. (factor:.020606)		80,475	95,822	104,315
7 YRS., @ 14% int. p.a. (factor:.018740)		72,925	86,868	94,587
8 YRS., @ 14% int. p.a. (factor:.017372)		67,377	80,291	87,443
9 YRS., @ 14% int. p.a. (factor:.016334)		63,158	75,290	82,012
10 YRS., @ 14% int. p.a. (factor:.015527)		59,868	71,392	77,779

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: _____