

Madayaw Dabaw Promo

FOR HOUSE & LOT PACKAGES

Valid March 1 - 31, 2020

AMORTIZED DOWNPAYMENT



A PROJECT OF *Nature Land & Home*
BY ALSONS DEVELOPMENT AND INVESTMENT CORPORATION

PROMO	AMORTIZED DP	BALANCE
Extended DP	20% DP + Full Processing Fee payable in 36 mos. for Ph. 1 Blks. 54, 55, 56 & Ph. 2 Blks 2, 3, 4, 5, 6, 9, 10 or 48 mos. for Ph. 2 Blks. 8, 11, 12	Loan up to 80% of the balance from the bank or HDMF
Paylite - Metrobank	20% DP payable in 36 mos. for Ph. 1 Blks. 54, 55, 56 & Ph. 2 Blks 2, 3, 4, 5, 6, 9, 10 or 48 mos. for Ph. 2 Blks. 8, 11, 12	Loan up to 80% from Metrobank
Paylite - Unionbank	10% DP payable in 36 mos. for Ph. 1 Blks. 54, 55, 56 and Ph. 2 Blks 2, 3, 4, 5, 6, 9, 10 or 15% DP payable in 48 mos. for Ph. 2 Blks. 8, 11, 12	Loan 85% to 90% from Unionbank
Paylite - BPI	10% DP payable in 36 mos. for Ph. 1 Blks. 54, 55, 56 and Ph. 2 Blks 2, 3, 4, 5, 6, 9, 10 or 15% DP payable in 48 mos. for Ph. 2 Blks. 8, 11, 12	Loan 85% to 90% from BPI

DISCOUNTS & OTHER MODES OF PAYMENT

PROMO	OUTRIGHT DP	DISCOUNTS		BALANCE
Outright DP - A	25% to 50% DP	10% off on the DP if paid within 15 days	5% off on the DP if paid within 30 days	Pay the balance through bank/ HDMF/ in-house financing
Outright DP - B	10% to below 25% DP	5% off on the DP if paid within 15 days	3% off on the DP if paid within 30 days	Pay the balance through bank/ HDMF/ in-house financing
H.O.M.E. Loan	5% to below 10% DP	N/A		Loan up to 95% balance from in-house financing
Cash	Pay the Total Contract Price (TCP) in full and get 5% off on TCP if paid within 15 days or 3% off on TCP if paid within 30 days			
Zero DP	No downpayment required; spread the Total Contract Price over 36 months for Ph. 1 Blks. 54, 55, 56 and Ph. 2 Blks 2, 3, 4, 5, 6, 9, 10 or 48 mos. for Ph. 2 Blks. 8, 11, 12 at zero interest			

- NOTES:**
1. The loanable amount is subject to the approval of the bank, Home Development Mutual Fund (HDMF), or Alsons Dev (in-house financing).
 2. The monthly amortization will start thirty (30) days from the payment date of the Reservation Fee.
 3. The Reservation Fee amounting to Php 30,000 is non-refundable.
 4. Completion of units in Ph.1 Blks. 54, 55, 56 and Ph. 2 Blks. 2, 3, 4, 5, 6, 9, 10 will be on Dec. 31, 2022; Ph. 2 Blks. 8, 11, 12 will be on Dec. 31, 2023.

A.) 10% EXTENDED DOWNPAYMENT - PAYLITE PROMO (UNIONBANK OR BPI)

	BUNGALOW		TWO STOREY	
	Standard Unit	With Loft	Standard Unit	With Balcony
Lot Area	100 sqm	100 sqm	100 sqm	100 sqm
Floor Area	45.31 sqm	70.91 sqm	63.22 sqm	110.89 sqm
Contract Price	4,500,000	4,700,000	5,700,000	6,276,800
ADD: Processing Fee	337,500	352,500	427,500	470,760
Total Contract Price	4,837,500	5,052,500	6,127,500	6,747,560
Downpayment	725,625	757,875	919,125	1,012,134
Less: Reservation Fee	30,000	30,000	30,000	30,000
Net Downpayment	695,625	727,875	889,125	982,134
Downpayment Payable in	48 months	15,164	18,523	20,461
ESTIMATED LOANABLE AMOUNT	4,111,875	4,294,625	5,208,375	5,735,426
ESTIMATED BANK FINANCING AMORTIZATION				
5 years at 8.75% p.a. fixed 5 years	84,858	88,629	107,486	118,363
10 years at 8.75% p.a. fixed 5 years	51,533	53,823	65,275	71,880
15 years at 8.75% p.a. fixed 5 years	41,096	42,923	52,055	57,323
20 years at 8.75% p.a. fixed 5 years	36,337	37,952	46,027	50,685

B.) OTHER PAYMENT TERM OPTIONS:

20% Extended Downpayment payable in 36 or 48 months - Paylite Promo (METROBANK)

20% Extended Downpayment payable in 36 or 48 months - HDMF

Zero Downpayment

25% Outright Downpayment with 10% discount

10% Outright Downpayment with 5% discount

Cash Term with 5% Discount

NOTE:

- 1 For other payment term option, you may ask the office for specific sample computation
- 2 Prices and terms may change without prior notice.
- 3 Reservation fee is NON REFUNDABLE NON TRANSFERRABLE.
- 4 Processing Fee may change subject to actual computation and ruling of the concerned government agencies.
- 5 Loanable amount is subject for approval by BANK or HDMF.
- 6 Applicable interest rates by the BANK or HDMF at the time of loan availment will be applied
- 7 *Phase 1 Blocks 54-56 & Phase 2 Blocks 2-6; 9-10 completion of units will be December 31, 2022 **
- 8 *Phase 2 Blocks 8; 11-12 completion of units will be December 31, 2023 **
- 9 Prices and terms would vary depending on the unit's location

Promo Name: **MADAYAW DABAW PROMO**
 Effectivity Date: **MARCH 01 - 31, 2020**
 Project: **NARRA PARK Residences - LOT ONLY**
 Buyer's Name: 0.00

SAMPLE COMPUTATION ONLY

					discount	5%	3%	0%
					no. of days	15	30	45
Ph	Blk	Lot	area	price	contract price	contract price	contract price	
0	0	0	267	12,033	3,212,811	3,212,811	3,212,811	
Less :Drainage Area					-	-	-	
gross contract price					-	-	-	
					3,212,811	3,212,811	3,212,811	
					3,212,811	3,212,811	3,212,811	
					3,212,811	3,212,811	3,212,811	
OPTION 2B - INSTALLMENT BASED ON OUTRIGHT DP								
2B.1 Outright Downpayment (min.10% but below 25% to avail of the above disc):								
gross contract price					3,212,811	3,212,811	3,212,811	
12% VAT					385,537	385,537	385,537	
Total Contract Price with 12% VAT					3,598,348	3,598,348	3,598,348	
10% Downpayment					359,835	359,835	359,835	
less : reservation fee dated 03/02/20					30,000	30,000	30,000	
downpayment net of reservation fee					329,835	329,835	329,835	
Discount on Downpayment					17,992	10,795	-	
Net Downpayment payable					311,843	319,040	329,835	
					Due dates	03/17/20	04/01/20	04/16/20
2B.2 Balance for Amortization:								
Total Contract Price with 12% VAT					3,598,348	3,598,348	3,598,348	
Less: 10% Downpayment					359,835	359,835	359,835	
Others								
Balance for amortization					3,238,513	3,238,513	3,238,513	
2b.3 Monthly amortization:					Due dates	04/16/20	05/01/20	05/16/20
1 YR., 0% interest					269,876	269,876	269,876	
2 YRS., 0% interest					134,938	134,938	134,938	
3 YRS., (1-3 YEARS , ZERO INTEREST) PROMO					89,959	89,959	89,959	
4 YRS., (1-3 YEARS, ZERO INTEREST) (4TH YEAR WITH 12% INTEREST - factor .088849) PROMO					67,469	67,469	67,469	
					71,935	71,935	71,935	
5 YRS., 7% int. p.a. (factor:.019801)					64,126	64,126	64,126	
6 YRS., 8% int. p.a. (factor:.017533)					56,781	56,781	56,781	
7 YRS., 8% int. p.a. (factor:.015586)					50,475	50,475	50,475	
8 YRS., 9% int. p.a. (factor:.014650)					47,444	47,444	47,444	
9 YRS., 9% int. p.a. (factor:.013543)					43,859	43,859	43,859	
10 YRS., 9% int. p.a. (factor:.012668)					41,025	41,025	41,025	

Notes:

1. Lot transfer from an Alsons Properties projects is NOT ALLOWED.
2. Reservation Fee of P 30,000 will form part of the payment.
3. Contract Price of Lot exceeding P1,500,000 is subject to 12% VAT.

Prepared by: _____ Checked by: _____ Terms & confirmed by: _____ Received by: _____

Promo Name: **MADAYAW DABAW PROMO**
 Effectivity Date: **MARCH 01 - 31, 2020**
 Project: **NARRA PARK Residences - LOT ONLY**
 Buyer's Name: 0.00

SAMPLE COMPUTATION ONLY

OPTION 3 - ZERO DOWNPAYMENT

Ph	Blk	Lot	area	price	contract price
0	0	0	267	12,033	3,212,811
					-
					-
					-
			0		3,212,811
			267		3,212,811
					385,537
					3,598,348
					30,000
					3,568,348
					04/01/20
2A.3 Monthly amortization					
1 YRS., 0% interest					297,362
2 YRS., 0% interest					148,681
3 YRS.,	(1-3 YEARS , ZERO INTEREST)			PROMO	99,121
4 YRS.,	(1-3 YEARS, ZERO INTEREST)			PROMO	74,341
	(4TH YEAR WITH 12% INTEREST - factor .088849)				79,261
5 YRS., 7% int. p.a. (factor:.019801)					70,657
6 YRS., 8% int. p.a. (factor:.017533)					62,564
7 YRS., 8% int. p.a. (factor:.015586)					55,616
8 YRS., 9% int. p.a. (factor:.014650)					52,276
9 YRS., 9% int. p.a. (factor:.013543)					48,326
10 YRS., 9% int. p.a. (factor:.012668)					45,204

Notes:

1. Lot transfer from an Alsons Properties projects is NOT ALLOWED.
2. Reservation Fee of P 30,000 will form part of the payment.
3. Contract Price of Lot exceeding P1,500,000 is subject to 12% VAT.

Prepared by:

Checked by:

Terms & confirmed by:

Received by :
