



SAMPLE COMPUTATION

Here at JP Orleans Realty Development Corp., buyers have a wide variety of lot sizes to choose from. Lots range from as small as 80 sq.m. to as large as 500 sq.m.! A sample computation for an 80 sq.m. lot is shown below for your reference:

A. Total Contract Price (TCP)

Lot Area (sq.m.)	X	Price per sq.m. (Php)	=	Total Contract Price (Php)
80		2,732		218,560

B. Reservation Fee & Down Payment

Reservation Fee (Php)	+	Balance of Down payment (6% of TCP – Reservation Fee)	=	Total 6% Down payment (Php)
8,000		5,113.6		13,113.6

C. Monthly Amortization

(10 year term w/ 1 year zero interest promo)

1st Year

Remaining Balance After DP (Php)	÷	Number of Months in 10 Yrs.	=	Monthly Amortization (Php)
205,446.4		120		1,712.05

2nd to 10th Year

Remaining Balance After 1st Yr. (Php)	X	Monthly Amortization Factor for 9 yrs.	=	Monthly Amortization (Php)
184,901.8		.020674867		3,822.82

The amortization factor is based on the table below:

Number of Years	Monthly Amortization Factor
1	.093113774
2	.051385651
3	.037675067
4	.030965695
5	.027053360
6	.024535996
7	.022812226
8	.021581010
9	.020674867
10	.019993167

D. Titling Fee

Total Contract Price (Php)		Rate of Titling Fee		Titling Fee (Php)
218,560	X	7%	=	15,299.2

Note:

1. Price may change without prior notice.
2. Full down payment can be made within 60 days from the date of reservation.
3. Reservation Fee forms part of the down payment.
4. No sales executive is allowed to accept payment or issue an Official Receipt.
5. All check payments must be made to the account of JP Orleans Realty Dev. Corp.
6. This is only a sample computation for a regular lot. The lot area and other factors may affect the price.