

CREDITO HIPOTECARIO MI VIVIENDA

EJEMPLO : CREDITO MI VIVIENDA DE S/. 55,000 A 20 AÑOS

UNA PERSONA DESEA FINANCIAR UNA VIVIENDA DE S/.55,000, BAJO EL PROGRAMA MI VIVIENDA, EL CUAL OTORGA UN PREMIO DEL BUEN PAGADOR (PBP) DE S/. 12,500 AL INICIO DEL CREDITO, QUE PERMITE REDUCIR EL MONTO A FINANCIAR, SIEMPRE Y CUANDO EL CLIENTE PAGUE.

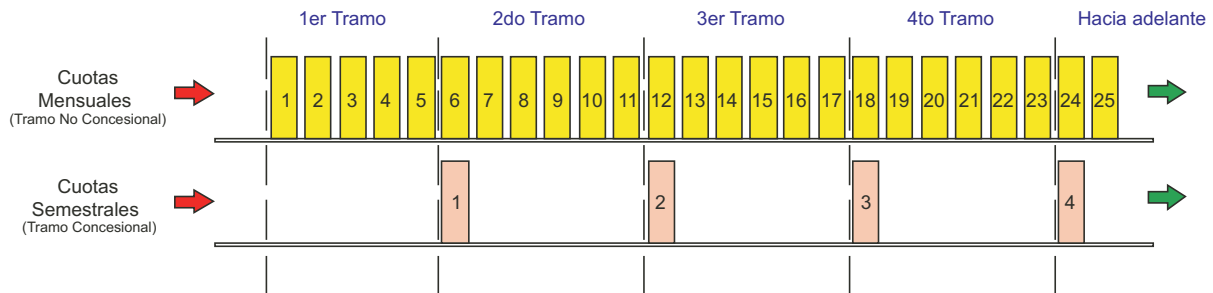
PARA ACCEDER AL PBP EL REQUISITO ES UN PAGO DE 3% (MÍN) DE INICIAL SOBRE EL VALOR DE LA VIVIENDA. SUS CUOTAS CALCULADAS CON ESTE BENEFICIO PUNTUALMENTE.

MODELO OPERATIVO DE APLICACIÓN DEL PAGO DE LAS CUOTAS

EL PROGRAMA DEL BONO DEL BUEN PAGADOR (BBP), SE APLICA CONFECCIONANDO DOS CRONOGRAMAS DE PAGO: 1ER CRONOGRAMA TIENE EL NOMBRE DEL TRAMO NO CONCESIONAL QUE SE CONFECCIONA CON CUOTAS MENSUALES AL PLAZO ESCOGIDO COMO MÁXIMO DE (240 MESES) PAGANDO UN MONTO INICIAL (MÍNIMO DE 3% DEL VALOR DE LA VIVIENDA) DEL MONTO SOLICITADO MENOS LOS S/. 12,500 DEL PBP

VALOR DE LA VIVENDA	S/. 55,000.00
INICIAL 10% (-)	S/. 10,000.00
SUB TOTAL	S/. 45,000.00
PREMIO DEL BUEN PAGADOR (-)	S/. 12,500.00
MONTO TOTAL FINANCIADO	S/. 32,500.00

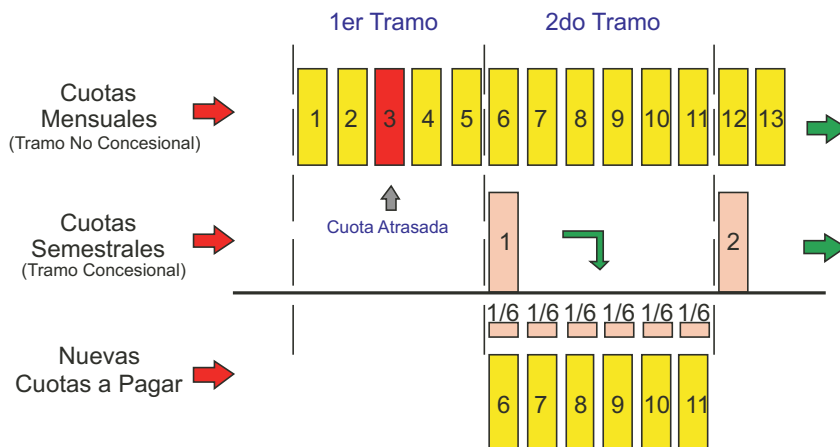
2DO CRONOGRAMA ES DEL TRAMO CONCESIONAL QUE SE CONFECCIONA CON CUOTAS SEMESTRALES CON PLAZO DE VENCIMIENTO EQUIVALENTE A 240 MESES, QUE SERIA 40 CUOTAS CON EL MONTO DEL PREMIO DEL BUEN PAGADOR S/. 12,500



LA APLICACIÓN DE LA CUOTA SEMESTRAL ES LA SIGUIENTE:

EL CLIENTE EN SU EVALUACIÓN CREDITICIA POR LA FINANCIERA DESDE EL INICIO SE LE CALIFICA COMO UN BUEN PAGADOR, DE ESTA MANERA INICIA SUS CUOTAS CON MONTO FINANCIADO TOTAL CON S/. 12,500 MENOS, Y SI EL CLIENTE MANTIENE TODOS SUS PAGOS PUNTUALES DURANTE TODO EL CRÉDITO SE BENEFICIA DE NO PAGAR ESTOS S/. 12,500

PERO SI EL CLIENTE SE ATRASA EN ALGÚN TRAMO, LA CUOTA SEMESTRAL SIGUIENTE AL TRAMO DONDE SE ATRASO TENDRÍA QUE PAGARLO EN LAS 6 CUOTAS SUBSIGUIENTES REPARTIDAS CADA UNA DE ELLAS EN FORMA PROPORCIONAL. DIGAMOS EL CLIENTE SE ATRASA EN LA CUOTA 3 DE SUS CUOTAS DEL TRAMO NO CONCESIONAL, ESTO SIGNIFICARÍA QUE PARA EL SIGUIENTE TRAMO (ES DECIR EL NUMERO 2), LA CUOTAS DEL 6 AL 11 TENDRÍA QUE SUMARLE LA CUOTA 1 DEL TRAMO CONCESIONAL DIVIDIDO ENTRE 6 PARTES IGUALES.



SI DURANTE ESTE 2DO TRAMO EL CLIENTE ES PUNTUAL EN SU PAGO, RETORNARIA A PAGAR SUS CUOTAS DEL 3ER TRAMO DEL NO CONCESIONAL Y ASI SUCESIVAMENTE.

PARAMETROS Y CONDICIONES DEL FINANCIAMIENTO TRAMO NO CONSECIONAL

TEA (*)	VENCIMIENTO	N° DE CUOTAS	TEM (**)	TCEA (***)
11.50%	20 ANOS	240	0.91%	8.09%
SEG. DESGRAV. UNICO	SEG. DESGRAV. MANCOMUNADO	SEG. DEL BIEN	PORTES	VALOR CUOTA
0.050% (1)	0.100%	0.0281% (2)	S/. 8.00	S/. 370.83

(*) TEA = Tasa Efectiva Anual (**) TEM = Tasa Efectiva Mensual (***) TCEA = Tasa Costo Efectiva Anual

(1) EL SEGURO DE DESGRAVAMEN SE APLICA MULTIPLICANDO LA TASA INDICADA POR EL SALDO INSOLUTO MENSUAL (SALDO INICIAL). EL PORCENTAJE A UTILIZAR ES SI EL CREDITO ES PARA UNA PERSONA UNICA O UNA PAREJA (MANCOMUNADO)

(2) EL SEGURO DEL BIEN SE CALCULA MULTIPLICANDO EL PORCENTAJE INDICADO POR EL VALOR DE EDIFICACIÓN DEL INMUEBLE. LOS GASTOS DE LOS SEGUROS (1) Y (2) SE COBRAN DE MANERA MENSUAL, Y FORMA PARTE DEL MONTO TOTAL DE LA CUOTA.

FORMULA PARA EL CALCULO DEL VALOR DE LA CUOTA

LA CUOTA INCLUYE UNA PARTE DE CAPITAL, DE INTERES, EL SEGURO DE DESGRAVAMEN, EL SEGURO DEL BIEN Y LOS PORTES.

EL INTERES Y EL SEGURO DE DESGRAVAMEN SON TASAS PORCENTUALES QUE MULTIPLICAN AL SALDO INICIAL DE CADA MES, POR LO QUE PODEMOS SUMARLOS PARA TENER LA TASA DE INTERÉS EFECTIVA QUE SE PUEDA APLICAR EN LA SIGUIENTE FORMULA:

CUOTA INICIAL = INCLUYE PARTE DEL CAPITAL DE LA CUOTA + PARTE DEL INTERES DE LA CUOTA + SEG DE DESG.

$$\text{Cuota inicial} = \text{Monto a Financiar} \times \frac{[(\text{TEM} + \text{Tasa Seg. Desg.}) \times (1 + \text{TEM} + \text{Tasa Seg. Desg.})^n]}{[(1 + \text{TEM} + \text{Tasa Seg. Desg.})^n - 1]}$$

DONDE: n = N° DE CUOTAS

Seguro del Bien = Valor de la Vivienda x Tasa Seguro del Bien

Cuota a Pagar = Cuota inicial + Seguro del Bien + Portes

A CONTINUACION HALLAREMOS LOS DATOS CONTENIDOS PARA ESTAS FORMULAS:

FORMULA PARA EL CALCULO DE LA TASA DE INTERES EFECTIVA DEL MES DE LA TASA EFECTIVA ANUAL

$$\text{TEM} = (1 + \text{TEA})^{(1/12)} - 1$$

$$\text{TEM} = (1 + 11.50\%)^{(1/12)} - 1$$

$$\text{TEM} = 0.91\%$$

LA TASA DE SEGURO DE DESGRAVAMEN PARA UNA PERSONA UNICA EL CUAL UTILIZAREMOS ES :

$$\text{Tasa Seg. Desg.} = 0.05\%$$

El numero de cuotas (n)

$$n = 240 \text{ meses}$$

REEMPLAZAMOS LOS VALORES EN LA FORMULA CUOTA INICIAL:

$$\text{Cuota inicial} = \text{S/. } 32,500 \times \frac{[(0.91\% + 0.05\%) \times (1 + 0.91\% + 0.05\%)^{240}]}{[(1 + 0.91\% + 0.05\%)^{240} - 1]}$$

$$\text{Cuota inicial} = \text{S/. } 347.37$$

CALCULAREMOS EL SEGURO DEL BIEN:

Seguro del Bien = Valor de la Vivienda x Tasa Seguro del Bien

Seguro del Bien = S/. 55,000 x 0.0281%

Seguro del Bien = S/. 15.46

FINALMENTE CALCULAREMOS LA CUOTA A PAGAR

Cuota a Pagar = Cuota inicial + Seguro del Bien + Portes

Cuota a Pagar = S/. 347.37 + S/. 15.46 + S/. 8.00

Cuota a Pagar = S/. 370.83

CRONOGRAMA DE PAGOS TRAMO NO CONCESIONAL

N°	CAPITAL	AMORTIZACION	INTERES	SEG. DESGRAV.	SEG. DEL BIEN	PORTES	VALOR CUOTA
0	S/. 32,500.00	0	0	0	0	0	0
1	S/. 32,465.03	S/. 34.97	S/. 296.16	S/. 16.25	S/. 15.46	S/. 8.00	S/. 370.83
2	S/. 32,429.73	S/. 35.30	S/. 295.84	S/. 16.23	S/. 15.46	S/. 8.00	S/. 370.83
3	S/. 32,394.09	S/. 35.64	S/. 295.51	S/. 16.21	S/. 15.46	S/. 8.00	S/. 370.83
4	S/. 32,358.10	S/. 35.99	S/. 295.19	S/. 16.20	S/. 15.46	S/. 8.00	S/. 370.83
5	S/. 32,321.77	S/. 36.33	S/. 294.86	S/. 16.18	S/. 15.46	S/. 8.00	S/. 370.83
6	S/. 32,285.09	S/. 36.68	S/. 294.53	S/. 16.16	S/. 15.46	S/. 8.00	S/. 370.83
7	S/. 32,248.05	S/. 37.03	S/. 294.20	S/. 16.14	S/. 15.46	S/. 8.00	S/. 370.83
8	S/. 32,210.66	S/. 37.39	S/. 293.86	S/. 16.12	S/. 15.46	S/. 8.00	S/. 370.83
9	S/. 32,172.92	S/. 37.75	S/. 293.52	S/. 16.11	S/. 15.46	S/. 8.00	S/. 370.83
10	S/. 32,134.80	S/. 38.11	S/. 293.17	S/. 16.09	S/. 15.46	S/. 8.00	S/. 370.83
11	S/. 32,096.33	S/. 38.48	S/. 292.83	S/. 16.07	S/. 15.46	S/. 8.00	S/. 370.83
12	S/. 32,057.48	S/. 38.85	S/. 292.48	S/. 16.05	S/. 15.46	S/. 8.00	S/. 370.83
13	S/. 32,018.26	S/. 39.22	S/. 292.12	S/. 16.03	S/. 15.46	S/. 8.00	S/. 370.83
14	S/. 31,978.66	S/. 39.60	S/. 291.77	S/. 16.01	S/. 15.46	S/. 8.00	S/. 370.83
15	S/. 31,938.68	S/. 39.98	S/. 291.40	S/. 15.99	S/. 15.46	S/. 8.00	S/. 370.83
16	S/. 31,898.32	S/. 40.36	S/. 291.04	S/. 15.97	S/. 15.46	S/. 8.00	S/. 370.83
17	S/. 31,857.56	S/. 40.75	S/. 290.67	S/. 15.95	S/. 15.46	S/. 8.00	S/. 370.83
18	S/. 31,816.42	S/. 41.14	S/. 290.30	S/. 15.93	S/. 15.46	S/. 8.00	S/. 370.83
19	S/. 31,774.88	S/. 41.54	S/. 289.93	S/. 15.91	S/. 15.46	S/. 8.00	S/. 370.83
20	S/. 31,732.94	S/. 41.94	S/. 289.55	S/. 15.89	S/. 15.46	S/. 8.00	S/. 370.83
21	S/. 31,690.60	S/. 42.34	S/. 289.17	S/. 15.87	S/. 15.46	S/. 8.00	S/. 370.83
22	S/. 31,647.86	S/. 42.75	S/. 288.78	S/. 15.85	S/. 15.46	S/. 8.00	S/. 370.83
23	S/. 31,604.70	S/. 43.16	S/. 288.39	S/. 15.82	S/. 15.46	S/. 8.00	S/. 370.83
24	S/. 31,561.12	S/. 43.57	S/. 288.00	S/. 15.80	S/. 15.46	S/. 8.00	S/. 370.83
25	S/. 31,517.13	S/. 43.99	S/. 287.60	S/. 15.78	S/. 15.46	S/. 8.00	S/. 370.83
26	S/. 31,472.71	S/. 44.42	S/. 287.20	S/. 15.76	S/. 15.46	S/. 8.00	S/. 370.83
27	S/. 31,427.87	S/. 44.84	S/. 286.79	S/. 15.74	S/. 15.46	S/. 8.00	S/. 370.83
28	S/. 31,382.60	S/. 45.27	S/. 286.39	S/. 15.71	S/. 15.46	S/. 8.00	S/. 370.83
29	S/. 31,336.89	S/. 45.71	S/. 285.97	S/. 15.69	S/. 15.46	S/. 8.00	S/. 370.83
30	S/. 31,290.74	S/. 46.15	S/. 285.56	S/. 15.67	S/. 15.46	S/. 8.00	S/. 370.83
31	S/. 31,244.15	S/. 46.59	S/. 285.14	S/. 15.65	S/. 15.46	S/. 8.00	S/. 370.83
32	S/. 31,197.11	S/. 47.04	S/. 284.71	S/. 15.62	S/. 15.46	S/. 8.00	S/. 370.83
33	S/. 31,149.62	S/. 47.49	S/. 284.28	S/. 15.60	S/. 15.46	S/. 8.00	S/. 370.83
34	S/. 31,101.67	S/. 47.95	S/. 283.85	S/. 15.57	S/. 15.46	S/. 8.00	S/. 370.83
35	S/. 31,053.26	S/. 48.41	S/. 283.41	S/. 15.55	S/. 15.46	S/. 8.00	S/. 370.83
36	S/. 31,004.39	S/. 48.87	S/. 282.97	S/. 15.53	S/. 15.46	S/. 8.00	S/. 370.83
37	S/. 30,955.04	S/. 49.34	S/. 282.53	S/. 15.50	S/. 15.46	S/. 8.00	S/. 370.83
38	S/. 30,905.23	S/. 49.82	S/. 282.08	S/. 15.48	S/. 15.46	S/. 8.00	S/. 370.83
39	S/. 30,854.93	S/. 50.30	S/. 281.62	S/. 15.45	S/. 15.46	S/. 8.00	S/. 370.83
40	S/. 30,804.15	S/. 50.78	S/. 281.16	S/. 15.43	S/. 15.46	S/. 8.00	S/. 370.83
41	S/. 30,752.88	S/. 51.27	S/. 280.70	S/. 15.40	S/. 15.46	S/. 8.00	S/. 370.83
42	S/. 30,701.12	S/. 51.76	S/. 280.23	S/. 15.38	S/. 15.46	S/. 8.00	S/. 370.83
43	S/. 30,648.86	S/. 52.26	S/. 279.76	S/. 15.35	S/. 15.46	S/. 8.00	S/. 370.83
44	S/. 30,596.09	S/. 52.76	S/. 279.29	S/. 15.32	S/. 15.46	S/. 8.00	S/. 370.83
45	S/. 30,542.83	S/. 53.27	S/. 278.81	S/. 15.30	S/. 15.46	S/. 8.00	S/. 370.83
46	S/. 30,489.05	S/. 53.78	S/. 278.32	S/. 15.27	S/. 15.46	S/. 8.00	S/. 370.83
47	S/. 30,434.75	S/. 54.30	S/. 277.83	S/. 15.24	S/. 15.46	S/. 8.00	S/. 370.83

48	S/. 30,379.93	S/. 54.82	S/. 277.34	S/. 15.22	S/. 15.46	S/. 8.00	S/. 370.83
49	S/. 30,324.58	S/. 55.35	S/. 276.84	S/. 15.19	S/. 15.46	S/. 8.00	S/. 370.83
50	S/. 30,268.70	S/. 55.88	S/. 276.33	S/. 15.16	S/. 15.46	S/. 8.00	S/. 370.83
51	S/. 30,212.29	S/. 56.42	S/. 275.82	S/. 15.13	S/. 15.46	S/. 8.00	S/. 370.83
52	S/. 30,155.33	S/. 56.96	S/. 275.31	S/. 15.11	S/. 15.46	S/. 8.00	S/. 370.83
53	S/. 30,097.82	S/. 57.51	S/. 274.79	S/. 15.08	S/. 15.46	S/. 8.00	S/. 370.83
54	S/. 30,039.76	S/. 58.06	S/. 274.27	S/. 15.05	S/. 15.46	S/. 8.00	S/. 370.83
55	S/. 29,981.15	S/. 58.62	S/. 273.74	S/. 15.02	S/. 15.46	S/. 8.00	S/. 370.83
56	S/. 29,921.97	S/. 59.18	S/. 273.20	S/. 14.99	S/. 15.46	S/. 8.00	S/. 370.83
57	S/. 29,862.22	S/. 59.75	S/. 272.66	S/. 14.96	S/. 15.46	S/. 8.00	S/. 370.83
58	S/. 29,801.89	S/. 60.32	S/. 272.12	S/. 14.93	S/. 15.46	S/. 8.00	S/. 370.83
59	S/. 29,740.99	S/. 60.90	S/. 271.57	S/. 14.90	S/. 15.46	S/. 8.00	S/. 370.83
60	S/. 29,679.50	S/. 61.49	S/. 271.01	S/. 14.87	S/. 15.46	S/. 8.00	S/. 370.83
61	S/. 29,617.42	S/. 62.08	S/. 270.45	S/. 14.84	S/. 15.46	S/. 8.00	S/. 370.83
62	S/. 29,554.75	S/. 62.68	S/. 269.89	S/. 14.81	S/. 15.46	S/. 8.00	S/. 370.83
63	S/. 29,491.47	S/. 63.28	S/. 269.32	S/. 14.78	S/. 15.46	S/. 8.00	S/. 370.83
64	S/. 29,427.58	S/. 63.89	S/. 268.74	S/. 14.75	S/. 15.46	S/. 8.00	S/. 370.83
65	S/. 29,363.08	S/. 64.50	S/. 268.16	S/. 14.71	S/. 15.46	S/. 8.00	S/. 370.83
66	S/. 29,297.96	S/. 65.12	S/. 267.57	S/. 14.68	S/. 15.46	S/. 8.00	S/. 370.83
67	S/. 29,232.21	S/. 65.75	S/. 266.98	S/. 14.65	S/. 15.46	S/. 8.00	S/. 370.83
68	S/. 29,165.83	S/. 66.38	S/. 266.38	S/. 14.62	S/. 15.46	S/. 8.00	S/. 370.83
69	S/. 29,098.81	S/. 67.02	S/. 265.77	S/. 14.58	S/. 15.46	S/. 8.00	S/. 370.83
70	S/. 29,031.15	S/. 67.66	S/. 265.16	S/. 14.55	S/. 15.46	S/. 8.00	S/. 370.83
71	S/. 28,962.84	S/. 68.31	S/. 264.55	S/. 14.52	S/. 15.46	S/. 8.00	S/. 370.83
72	S/. 28,893.87	S/. 68.97	S/. 263.92	S/. 14.48	S/. 15.46	S/. 8.00	S/. 370.83
73	S/. 28,824.24	S/. 69.63	S/. 263.29	S/. 14.45	S/. 15.46	S/. 8.00	S/. 370.83
74	S/. 28,753.94	S/. 70.30	S/. 262.66	S/. 14.41	S/. 15.46	S/. 8.00	S/. 370.83
75	S/. 28,682.96	S/. 70.98	S/. 262.02	S/. 14.38	S/. 15.46	S/. 8.00	S/. 370.83
76	S/. 28,611.31	S/. 71.66	S/. 261.37	S/. 14.34	S/. 15.46	S/. 8.00	S/. 370.83
77	S/. 28,538.96	S/. 72.35	S/. 260.72	S/. 14.31	S/. 15.46	S/. 8.00	S/. 370.83
78	S/. 28,465.91	S/. 73.04	S/. 260.06	S/. 14.27	S/. 15.46	S/. 8.00	S/. 370.83
79	S/. 28,392.17	S/. 73.75	S/. 259.39	S/. 14.23	S/. 15.46	S/. 8.00	S/. 370.83
80	S/. 28,317.72	S/. 74.45	S/. 258.72	S/. 14.20	S/. 15.46	S/. 8.00	S/. 370.83
81	S/. 28,242.55	S/. 75.17	S/. 258.04	S/. 14.16	S/. 15.46	S/. 8.00	S/. 370.83
82	S/. 28,166.65	S/. 75.89	S/. 257.36	S/. 14.12	S/. 15.46	S/. 8.00	S/. 370.83
83	S/. 28,090.03	S/. 76.62	S/. 256.67	S/. 14.08	S/. 15.46	S/. 8.00	S/. 370.83
84	S/. 28,012.67	S/. 77.36	S/. 255.97	S/. 14.05	S/. 15.46	S/. 8.00	S/. 370.83
85	S/. 27,934.57	S/. 78.10	S/. 255.26	S/. 14.01	S/. 15.46	S/. 8.00	S/. 370.83
86	S/. 27,855.72	S/. 78.85	S/. 254.55	S/. 13.97	S/. 15.46	S/. 8.00	S/. 370.83
87	S/. 27,776.11	S/. 79.61	S/. 253.83	S/. 13.93	S/. 15.46	S/. 8.00	S/. 370.83
88	S/. 27,695.73	S/. 80.38	S/. 253.11	S/. 13.89	S/. 15.46	S/. 8.00	S/. 370.83
89	S/. 27,614.58	S/. 81.15	S/. 252.38	S/. 13.85	S/. 15.46	S/. 8.00	S/. 370.83
90	S/. 27,532.65	S/. 81.93	S/. 251.64	S/. 13.81	S/. 15.46	S/. 8.00	S/. 370.83
91	S/. 27,449.94	S/. 82.72	S/. 250.89	S/. 13.77	S/. 15.46	S/. 8.00	S/. 370.83
92	S/. 27,366.43	S/. 83.51	S/. 250.14	S/. 13.72	S/. 15.46	S/. 8.00	S/. 370.83
93	S/. 27,282.11	S/. 84.31	S/. 249.38	S/. 13.68	S/. 15.46	S/. 8.00	S/. 370.83
94	S/. 27,196.99	S/. 85.12	S/. 248.61	S/. 13.64	S/. 15.46	S/. 8.00	S/. 370.83
95	S/. 27,111.05	S/. 85.94	S/. 247.83	S/. 13.60	S/. 15.46	S/. 8.00	S/. 370.83
96	S/. 27,024.28	S/. 86.77	S/. 247.05	S/. 13.56	S/. 15.46	S/. 8.00	S/. 370.83
97	S/. 26,936.67	S/. 87.60	S/. 246.26	S/. 13.51	S/. 15.46	S/. 8.00	S/. 370.83

98	S/. 26,848.23	S/. 88.44	S/. 245.46	S/. 13.47	S/. 15.46	S/. 8.00	S/. 370.83
99	S/. 26,758.93	S/. 89.30	S/. 244.65	S/. 13.42	S/. 15.46	S/. 8.00	S/. 370.83
100	S/. 26,668.78	S/. 90.15	S/. 243.84	S/. 13.38	S/. 15.46	S/. 8.00	S/. 370.83
101	S/. 26,577.76	S/. 91.02	S/. 243.02	S/. 13.33	S/. 15.46	S/. 8.00	S/. 370.83
102	S/. 26,485.87	S/. 91.89	S/. 242.19	S/. 13.29	S/. 15.46	S/. 8.00	S/. 370.83
103	S/. 26,393.09	S/. 92.78	S/. 241.35	S/. 13.24	S/. 15.46	S/. 8.00	S/. 370.83
104	S/. 26,299.42	S/. 93.67	S/. 240.51	S/. 13.20	S/. 15.46	S/. 8.00	S/. 370.83
105	S/. 26,204.85	S/. 94.57	S/. 239.65	S/. 13.15	S/. 15.46	S/. 8.00	S/. 370.83
106	S/. 26,109.37	S/. 95.48	S/. 238.79	S/. 13.10	S/. 15.46	S/. 8.00	S/. 370.83
107	S/. 26,012.97	S/. 96.40	S/. 237.92	S/. 13.05	S/. 15.46	S/. 8.00	S/. 370.83
108	S/. 25,915.65	S/. 97.32	S/. 237.04	S/. 13.01	S/. 15.46	S/. 8.00	S/. 370.83
109	S/. 25,817.39	S/. 98.26	S/. 236.16	S/. 12.96	S/. 15.46	S/. 8.00	S/. 370.83
110	S/. 25,718.18	S/. 99.20	S/. 235.26	S/. 12.91	S/. 15.46	S/. 8.00	S/. 370.83
111	S/. 25,618.02	S/. 100.16	S/. 234.36	S/. 12.86	S/. 15.46	S/. 8.00	S/. 370.83
112	S/. 25,516.90	S/. 101.12	S/. 233.44	S/. 12.81	S/. 15.46	S/. 8.00	S/. 370.83
113	S/. 25,414.81	S/. 102.09	S/. 232.52	S/. 12.76	S/. 15.46	S/. 8.00	S/. 370.83
114	S/. 25,311.74	S/. 103.07	S/. 231.59	S/. 12.71	S/. 15.46	S/. 8.00	S/. 370.83
115	S/. 25,207.67	S/. 104.06	S/. 230.65	S/. 12.66	S/. 15.46	S/. 8.00	S/. 370.83
116	S/. 25,102.61	S/. 105.06	S/. 229.70	S/. 12.60	S/. 15.46	S/. 8.00	S/. 370.83
117	S/. 24,996.53	S/. 106.07	S/. 228.75	S/. 12.55	S/. 15.46	S/. 8.00	S/. 370.83
118	S/. 24,889.44	S/. 107.09	S/. 227.78	S/. 12.50	S/. 15.46	S/. 8.00	S/. 370.83
119	S/. 24,781.32	S/. 108.12	S/. 226.80	S/. 12.44	S/. 15.46	S/. 8.00	S/. 370.83
120	S/. 24,672.15	S/. 109.16	S/. 225.82	S/. 12.39	S/. 15.46	S/. 8.00	S/. 370.83
121	S/. 24,561.94	S/. 110.21	S/. 224.82	S/. 12.34	S/. 15.46	S/. 8.00	S/. 370.83
122	S/. 24,450.67	S/. 111.27	S/. 223.82	S/. 12.28	S/. 15.46	S/. 8.00	S/. 370.83
123	S/. 24,338.33	S/. 112.34	S/. 222.81	S/. 12.23	S/. 15.46	S/. 8.00	S/. 370.83
124	S/. 24,224.90	S/. 113.42	S/. 221.78	S/. 12.17	S/. 15.46	S/. 8.00	S/. 370.83
125	S/. 24,110.39	S/. 114.51	S/. 220.75	S/. 12.11	S/. 15.46	S/. 8.00	S/. 370.83
126	S/. 23,994.78	S/. 115.61	S/. 219.71	S/. 12.06	S/. 15.46	S/. 8.00	S/. 370.83
127	S/. 23,878.06	S/. 116.72	S/. 218.65	S/. 12.00	S/. 15.46	S/. 8.00	S/. 370.83
128	S/. 23,760.21	S/. 117.85	S/. 217.59	S/. 11.94	S/. 15.46	S/. 8.00	S/. 370.83
129	S/. 23,641.23	S/. 118.98	S/. 216.51	S/. 11.88	S/. 15.46	S/. 8.00	S/. 370.83
130	S/. 23,521.11	S/. 120.12	S/. 215.43	S/. 11.82	S/. 15.46	S/. 8.00	S/. 370.83
131	S/. 23,399.83	S/. 121.28	S/. 214.34	S/. 11.76	S/. 15.46	S/. 8.00	S/. 370.83
132	S/. 23,277.39	S/. 122.44	S/. 213.23	S/. 11.70	S/. 15.46	S/. 8.00	S/. 370.83
133	S/. 23,153.77	S/. 123.62	S/. 212.11	S/. 11.64	S/. 15.46	S/. 8.00	S/. 370.83
134	S/. 23,028.96	S/. 124.81	S/. 210.99	S/. 11.58	S/. 15.46	S/. 8.00	S/. 370.83
135	S/. 22,902.95	S/. 126.01	S/. 209.85	S/. 11.51	S/. 15.46	S/. 8.00	S/. 370.83
136	S/. 22,775.74	S/. 127.22	S/. 208.70	S/. 11.45	S/. 15.46	S/. 8.00	S/. 370.83
137	S/. 22,647.29	S/. 128.44	S/. 207.54	S/. 11.39	S/. 15.46	S/. 8.00	S/. 370.83
138	S/. 22,517.62	S/. 129.68	S/. 206.37	S/. 11.32	S/. 15.46	S/. 8.00	S/. 370.83
139	S/. 22,386.69	S/. 130.92	S/. 205.19	S/. 11.26	S/. 15.46	S/. 8.00	S/. 370.83
140	S/. 22,254.51	S/. 132.18	S/. 204.00	S/. 11.19	S/. 15.46	S/. 8.00	S/. 370.83
141	S/. 22,121.06	S/. 133.45	S/. 202.79	S/. 11.13	S/. 15.46	S/. 8.00	S/. 370.83
142	S/. 21,986.33	S/. 134.73	S/. 201.58	S/. 11.06	S/. 15.46	S/. 8.00	S/. 370.83
143	S/. 21,850.30	S/. 136.03	S/. 200.35	S/. 10.99	S/. 15.46	S/. 8.00	S/. 370.83
144	S/. 21,712.96	S/. 137.34	S/. 199.11	S/. 10.93	S/. 15.46	S/. 8.00	S/. 370.83
145	S/. 21,574.30	S/. 138.66	S/. 197.86	S/. 10.86	S/. 15.46	S/. 8.00	S/. 370.83
146	S/. 21,434.31	S/. 139.99	S/. 196.60	S/. 10.79	S/. 15.46	S/. 8.00	S/. 370.83
147	S/. 21,292.97	S/. 141.34	S/. 195.32	S/. 10.72	S/. 15.46	S/. 8.00	S/. 370.83

148	S/. 21,150.28	S/. 142.69	S/. 194.03	S/. 10.65	S/. 15.46	S/. 8.00	S/. 370.83
149	S/. 21,006.21	S/. 144.07	S/. 192.73	S/. 10.58	S/. 15.46	S/. 8.00	S/. 370.83
150	S/. 20,860.76	S/. 145.45	S/. 191.42	S/. 10.50	S/. 15.46	S/. 8.00	S/. 370.83
151	S/. 20,713.91	S/. 146.85	S/. 190.09	S/. 10.43	S/. 15.46	S/. 8.00	S/. 370.83
152	S/. 20,565.65	S/. 148.26	S/. 188.75	S/. 10.36	S/. 15.46	S/. 8.00	S/. 370.83
153	S/. 20,415.96	S/. 149.69	S/. 187.40	S/. 10.28	S/. 15.46	S/. 8.00	S/. 370.83
154	S/. 20,264.84	S/. 151.13	S/. 186.04	S/. 10.21	S/. 15.46	S/. 8.00	S/. 370.83
155	S/. 20,112.26	S/. 152.58	S/. 184.66	S/. 10.13	S/. 15.46	S/. 8.00	S/. 370.83
156	S/. 19,958.22	S/. 154.04	S/. 183.27	S/. 10.06	S/. 15.46	S/. 8.00	S/. 370.83
157	S/. 19,802.69	S/. 155.53	S/. 181.87	S/. 9.98	S/. 15.46	S/. 8.00	S/. 370.83
158	S/. 19,645.67	S/. 157.02	S/. 180.45	S/. 9.90	S/. 15.46	S/. 8.00	S/. 370.83
159	S/. 19,487.14	S/. 158.53	S/. 179.02	S/. 9.82	S/. 15.46	S/. 8.00	S/. 370.83
160	S/. 19,327.09	S/. 160.05	S/. 177.58	S/. 9.74	S/. 15.46	S/. 8.00	S/. 370.83
161	S/. 19,165.50	S/. 161.59	S/. 176.12	S/. 9.66	S/. 15.46	S/. 8.00	S/. 370.83
162	S/. 19,002.35	S/. 163.15	S/. 174.64	S/. 9.58	S/. 15.46	S/. 8.00	S/. 370.83
163	S/. 18,837.64	S/. 164.71	S/. 173.16	S/. 9.50	S/. 15.46	S/. 8.00	S/. 370.83
164	S/. 18,671.34	S/. 166.30	S/. 171.66	S/. 9.42	S/. 15.46	S/. 8.00	S/. 370.83
165	S/. 18,503.45	S/. 167.90	S/. 170.14	S/. 9.34	S/. 15.46	S/. 8.00	S/. 370.83
166	S/. 18,333.94	S/. 169.51	S/. 168.61	S/. 9.25	S/. 15.46	S/. 8.00	S/. 370.83
167	S/. 18,162.80	S/. 171.14	S/. 167.07	S/. 9.17	S/. 15.46	S/. 8.00	S/. 370.83
168	S/. 17,990.01	S/. 172.78	S/. 165.51	S/. 9.08	S/. 15.46	S/. 8.00	S/. 370.83
169	S/. 17,815.57	S/. 174.44	S/. 163.93	S/. 9.00	S/. 15.46	S/. 8.00	S/. 370.83
170	S/. 17,639.45	S/. 176.12	S/. 162.34	S/. 8.91	S/. 15.46	S/. 8.00	S/. 370.83
171	S/. 17,461.63	S/. 177.81	S/. 160.74	S/. 8.82	S/. 15.46	S/. 8.00	S/. 370.83
172	S/. 17,282.11	S/. 179.52	S/. 159.12	S/. 8.73	S/. 15.46	S/. 8.00	S/. 370.83
173	S/. 17,100.86	S/. 181.25	S/. 157.48	S/. 8.64	S/. 15.46	S/. 8.00	S/. 370.83
174	S/. 16,917.87	S/. 182.99	S/. 155.83	S/. 8.55	S/. 15.46	S/. 8.00	S/. 370.83
175	S/. 16,733.12	S/. 184.75	S/. 154.16	S/. 8.46	S/. 15.46	S/. 8.00	S/. 370.83
176	S/. 16,546.59	S/. 186.53	S/. 152.48	S/. 8.37	S/. 15.46	S/. 8.00	S/. 370.83
177	S/. 16,358.27	S/. 188.32	S/. 150.78	S/. 8.27	S/. 15.46	S/. 8.00	S/. 370.83
178	S/. 16,168.15	S/. 190.13	S/. 149.06	S/. 8.18	S/. 15.46	S/. 8.00	S/. 370.83
179	S/. 15,976.19	S/. 191.96	S/. 147.33	S/. 8.08	S/. 15.46	S/. 8.00	S/. 370.83
180	S/. 15,782.39	S/. 193.80	S/. 145.58	S/. 7.99	S/. 15.46	S/. 8.00	S/. 370.83
181	S/. 15,586.72	S/. 195.67	S/. 143.82	S/. 7.89	S/. 15.46	S/. 8.00	S/. 370.83
182	S/. 15,389.17	S/. 197.55	S/. 142.03	S/. 7.79	S/. 15.46	S/. 8.00	S/. 370.83
183	S/. 15,189.73	S/. 199.44	S/. 140.23	S/. 7.69	S/. 15.46	S/. 8.00	S/. 370.83
184	S/. 14,988.37	S/. 201.36	S/. 138.42	S/. 7.59	S/. 15.46	S/. 8.00	S/. 370.83
185	S/. 14,785.07	S/. 203.30	S/. 136.58	S/. 7.49	S/. 15.46	S/. 8.00	S/. 370.83
186	S/. 14,579.82	S/. 205.25	S/. 134.73	S/. 7.39	S/. 15.46	S/. 8.00	S/. 370.83
187	S/. 14,372.59	S/. 207.22	S/. 132.86	S/. 7.29	S/. 15.46	S/. 8.00	S/. 370.83
188	S/. 14,163.38	S/. 209.22	S/. 130.97	S/. 7.19	S/. 15.46	S/. 8.00	S/. 370.83
189	S/. 13,952.15	S/. 211.23	S/. 129.06	S/. 7.08	S/. 15.46	S/. 8.00	S/. 370.83
190	S/. 13,738.89	S/. 213.26	S/. 127.14	S/. 6.98	S/. 15.46	S/. 8.00	S/. 370.83
191	S/. 13,523.58	S/. 215.31	S/. 125.20	S/. 6.87	S/. 15.46	S/. 8.00	S/. 370.83
192	S/. 13,306.20	S/. 217.38	S/. 123.23	S/. 6.76	S/. 15.46	S/. 8.00	S/. 370.83
193	S/. 13,086.74	S/. 219.47	S/. 121.25	S/. 6.65	S/. 15.46	S/. 8.00	S/. 370.83
194	S/. 12,865.16	S/. 221.58	S/. 119.25	S/. 6.54	S/. 15.46	S/. 8.00	S/. 370.83
195	S/. 12,641.45	S/. 223.71	S/. 117.23	S/. 6.43	S/. 15.46	S/. 8.00	S/. 370.83
196	S/. 12,415.60	S/. 225.86	S/. 115.19	S/. 6.32	S/. 15.46	S/. 8.00	S/. 370.83
197	S/. 12,187.57	S/. 228.03	S/. 113.14	S/. 6.21	S/. 15.46	S/. 8.00	S/. 370.83

198	S/. 11,957.35	S/. 230.22	S/. 111.06	S/. 6.09	S/. 15.46	S/. 8.00	S/. 370.83
199	S/. 11,724.91	S/. 232.43	S/. 108.96	S/. 5.98	S/. 15.46	S/. 8.00	S/. 370.83
200	S/. 11,490.25	S/. 234.67	S/. 106.84	S/. 5.86	S/. 15.46	S/. 8.00	S/. 370.83
201	S/. 11,253.32	S/. 236.92	S/. 104.70	S/. 5.75	S/. 15.46	S/. 8.00	S/. 370.83
202	S/. 11,014.12	S/. 239.20	S/. 102.55	S/. 5.63	S/. 15.46	S/. 8.00	S/. 370.83
203	S/. 10,772.62	S/. 241.50	S/. 100.37	S/. 5.51	S/. 15.46	S/. 8.00	S/. 370.83
204	S/. 10,528.80	S/. 243.82	S/. 98.17	S/. 5.39	S/. 15.46	S/. 8.00	S/. 370.83
205	S/. 10,282.64	S/. 246.17	S/. 95.94	S/. 5.26	S/. 15.46	S/. 8.00	S/. 370.83
206	S/. 10,034.10	S/. 248.53	S/. 93.70	S/. 5.14	S/. 15.46	S/. 8.00	S/. 370.83
207	S/. 9,783.18	S/. 250.92	S/. 91.44	S/. 5.02	S/. 15.46	S/. 8.00	S/. 370.83
208	S/. 9,529.85	S/. 253.33	S/. 89.15	S/. 4.89	S/. 15.46	S/. 8.00	S/. 370.83
209	S/. 9,274.08	S/. 255.77	S/. 86.84	S/. 4.76	S/. 15.46	S/. 8.00	S/. 370.83
210	S/. 9,015.86	S/. 258.23	S/. 84.51	S/. 4.64	S/. 15.46	S/. 8.00	S/. 370.83
211	S/. 8,755.15	S/. 260.71	S/. 82.16	S/. 4.51	S/. 15.46	S/. 8.00	S/. 370.83
212	S/. 8,491.94	S/. 263.21	S/. 79.78	S/. 4.38	S/. 15.46	S/. 8.00	S/. 370.83
213	S/. 8,226.19	S/. 265.74	S/. 77.38	S/. 4.25	S/. 15.46	S/. 8.00	S/. 370.83
214	S/. 7,957.89	S/. 268.30	S/. 74.96	S/. 4.11	S/. 15.46	S/. 8.00	S/. 370.83
215	S/. 7,687.01	S/. 270.88	S/. 72.52	S/. 3.98	S/. 15.46	S/. 8.00	S/. 370.83
216	S/. 7,413.53	S/. 273.48	S/. 70.05	S/. 3.84	S/. 15.46	S/. 8.00	S/. 370.83
217	S/. 7,137.42	S/. 276.11	S/. 67.56	S/. 3.71	S/. 15.46	S/. 8.00	S/. 370.83
218	S/. 6,858.66	S/. 278.76	S/. 65.04	S/. 3.57	S/. 15.46	S/. 8.00	S/. 370.83
219	S/. 6,577.21	S/. 281.44	S/. 62.50	S/. 3.43	S/. 15.46	S/. 8.00	S/. 370.83
220	S/. 6,293.06	S/. 284.15	S/. 59.93	S/. 3.29	S/. 15.46	S/. 8.00	S/. 370.83
221	S/. 6,006.18	S/. 286.88	S/. 57.35	S/. 3.15	S/. 15.46	S/. 8.00	S/. 370.83
222	S/. 5,716.54	S/. 289.64	S/. 54.73	S/. 3.00	S/. 15.46	S/. 8.00	S/. 370.83
223	S/. 5,424.12	S/. 292.42	S/. 52.09	S/. 2.86	S/. 15.46	S/. 8.00	S/. 370.83
224	S/. 5,128.89	S/. 295.23	S/. 49.43	S/. 2.71	S/. 15.46	S/. 8.00	S/. 370.83
225	S/. 4,830.82	S/. 298.07	S/. 46.74	S/. 2.56	S/. 15.46	S/. 8.00	S/. 370.83
226	S/. 4,529.88	S/. 300.94	S/. 44.02	S/. 2.42	S/. 15.46	S/. 8.00	S/. 370.83
227	S/. 4,226.05	S/. 303.83	S/. 41.28	S/. 2.26	S/. 15.46	S/. 8.00	S/. 370.83
228	S/. 3,919.30	S/. 306.75	S/. 38.51	S/. 2.11	S/. 15.46	S/. 8.00	S/. 370.83
229	S/. 3,609.60	S/. 309.70	S/. 35.71	S/. 1.96	S/. 15.46	S/. 8.00	S/. 370.83
230	S/. 3,296.92	S/. 312.68	S/. 32.89	S/. 1.80	S/. 15.46	S/. 8.00	S/. 370.83
231	S/. 2,981.24	S/. 315.68	S/. 30.04	S/. 1.65	S/. 15.46	S/. 8.00	S/. 370.83
232	S/. 2,662.53	S/. 318.72	S/. 27.17	S/. 1.49	S/. 15.46	S/. 8.00	S/. 370.83
233	S/. 2,340.75	S/. 321.78	S/. 24.26	S/. 1.33	S/. 15.46	S/. 8.00	S/. 370.83
234	S/. 2,015.88	S/. 324.87	S/. 21.33	S/. 1.17	S/. 15.46	S/. 8.00	S/. 370.83
235	S/. 1,687.88	S/. 328.00	S/. 18.37	S/. 1.01	S/. 15.46	S/. 8.00	S/. 370.83
236	S/. 1,356.73	S/. 331.15	S/. 15.38	S/. 0.84	S/. 15.46	S/. 8.00	S/. 370.83
237	S/. 1,022.40	S/. 334.33	S/. 12.36	S/. 0.68	S/. 15.46	S/. 8.00	S/. 370.83
238	S/. 684.86	S/. 337.55	S/. 9.32	S/. 0.51	S/. 15.46	S/. 8.00	S/. 370.83
239	S/. 344.07	S/. 340.79	S/. 6.24	S/. 0.34	S/. 15.46	S/. 8.00	S/. 370.83
240	(S/. 0.00)	S/. 344.07	S/. 3.14	S/. 0.17	S/. 15.46	S/. 8.00	S/. 370.83
TOTAL		S/. 32,500.00	S/. 48,223.48	S/. 2,646.02	S/. 3,709.20	S/. 1,920.00	S/. 88,998.69

FORMULA PARA EL CALCULO DE LA TASA DE INTERES COSTO EFECTIVO MENSUAL (TCEM)

BASADO EN FLUJOS DE PAGOS IGUALES EN EL PLAZO INDICADO, CALCULAMOS LA TASA APLICADA QUE IGUALE EL VALOR PRESENTE DE ESTOS PAGOS CON EL MONTO SOLICITADO POR EL CLIENTE MENOS LA INICIAL PAGADA.

MONTO SOLICITADO = VALOR DE LA VIVIENDA - INICIAL PAGADA

MONTO SOLICITADO = S/. 55,000.00 - S/. 10,000

CUOTA CALCULADA (PAGO) = S/. 370.83

nro de cuotas (n) = 1 a 240 meses

$$\text{MONTO SOLICITADO} = \frac{\text{CUOTA 1}}{(1+i)^{(1)}} + \frac{\text{CUOTA 2}}{(1+i)^{(2)}} + \frac{\text{CUOTA 3}}{(1+i)^{(3)}} + \frac{\text{CUOTA 4}}{(1+i)^{(4)}} + \dots + \frac{\text{CUOTA N}}{(1+i)^{(n)}}$$

$$\text{S/. 45,000.00} = \frac{\text{S/. 370.83}}{(1+i)^{(1)}} + \frac{\text{S/. 370.83}}{(1+i)^{(2)}} + \frac{\text{S/. 370.83}}{(1+i)^{(3)}} + \frac{\text{S/. 370.83}}{(1+i)^{(4)}} + \dots + \frac{\text{S/. 370.83}}{(1+i)^{(240)}}$$

i = (TASA COSTO EFECTIVO MENSUAL) = 0.65%

PARA OBTENER LA TASA COSTO EFECTIVO ANUAL (TCEA) APLICAMOS LA SIGUIENTE FORMULA:

$$\text{TCEA} = (1 + \text{TCEM})^{(12)} - 1$$

$$\text{TCEA} = (1 + 0.65\%)^{(12)} - 1$$

TCEA = 8.09%

PARAMETROS Y CONDICIONES DEL FINANCIAMIENTO TRAMO CONSECCIONAL

PBP (*)	TEA (**)	VENCIMIENTO	N° DE CUOTAS	PERIODICIDAD	TES (***)	VALOR CUOTA
S/. 12,500	11.50%	20 AÑOS	40	Semestral	5.59%	S/. 788.60

(*) Premio del Buen Pagador (**) TEA = Tasa Efectiva Anual (***) TES = Tasa Efectiva Semestral

FORMULA PARA EL CALCULO DE LA TASA DE INTERES EFECTIVA SEMESTRAL DE LA TASA EFECTIVA ANUAL

$$\text{TES} = (1 + \text{TEA})^{(1/2)} - 1$$

$$\text{TES} = (1 + 11.50\%)^{(1/2)} - 1$$

TES = 5.59%

FORMULA PARA EL CALCULO DEL VALOR DE LA CUOTA

DONDE: n = N° DE CUOTAS

$$\text{VALOR CUOTA} = \text{MONTO A FINANCIAR} \times \frac{[\text{TES} \times (1 + \text{TES})^n]}{[(1 + \text{TES})^n - 1]}$$

$$\text{VALOR CUOTA} = \text{S/. 12,500.00} \times \frac{[5.59\% \times (1 + 5.59\%)^{40}]}{[(1 + 5.59\%)^{40} - 1]}$$

VALOR CUOTA = S/. 788.60

CRONOGRAMA DE PAGOS TRAMO CONCESIONAL

N° CUOTAS	CAPITAL	AMORTIZACION	INTERES	VALOR CUOTA
0	S/. 12,500.00	0	0	0
1	S/. 12,410.60	S/. 89.40	S/. 699.20	S/. 788.60
2	S/. 12,316.19	S/. 94.41	S/. 694.19	S/. 788.60
3	S/. 12,216.50	S/. 99.69	S/. 688.91	S/. 788.60
4	S/. 12,111.24	S/. 105.26	S/. 683.34	S/. 788.60
5	S/. 12,000.09	S/. 111.15	S/. 677.45	S/. 788.60
6	S/. 11,882.73	S/. 117.37	S/. 671.23	S/. 788.60
7	S/. 11,758.79	S/. 123.93	S/. 664.67	S/. 788.60
8	S/. 11,627.93	S/. 130.86	S/. 657.74	S/. 788.60
9	S/. 11,489.74	S/. 138.18	S/. 650.42	S/. 788.60
10	S/. 11,343.83	S/. 145.91	S/. 642.69	S/. 788.60

11	S/. 11,189.76	S/. 154.08	S/. 634.52	S/. 788.60
12	S/. 11,027.06	S/. 162.69	S/. 625.91	S/. 788.60
13	S/. 10,855.27	S/. 171.79	S/. 616.81	S/. 788.60
14	S/. 10,673.86	S/. 181.40	S/. 607.20	S/. 788.60
15	S/. 10,482.31	S/. 191.55	S/. 597.05	S/. 788.60
16	S/. 10,280.05	S/. 202.26	S/. 586.33	S/. 788.60
17	S/. 10,066.47	S/. 213.58	S/. 575.02	S/. 788.60
18	S/. 9,840.94	S/. 225.53	S/. 563.07	S/. 788.60
19	S/. 9,602.80	S/. 238.14	S/. 550.46	S/. 788.60
20	S/. 9,351.34	S/. 251.46	S/. 537.14	S/. 788.60
21	S/. 9,085.82	S/. 265.53	S/. 523.07	S/. 788.60
22	S/. 8,805.44	S/. 280.38	S/. 508.22	S/. 788.60
23	S/. 8,509.38	S/. 296.06	S/. 492.54	S/. 788.60
24	S/. 8,196.75	S/. 312.62	S/. 475.98	S/. 788.60
25	S/. 7,866.64	S/. 330.11	S/. 458.49	S/. 788.60
26	S/. 7,518.07	S/. 348.57	S/. 440.03	S/. 788.60
27	S/. 7,150.00	S/. 368.07	S/. 420.53	S/. 788.60
28	S/. 6,761.34	S/. 388.66	S/. 399.94	S/. 788.60
29	S/. 6,350.94	S/. 410.40	S/. 378.20	S/. 788.60
30	S/. 5,917.58	S/. 433.36	S/. 355.24	S/. 788.60
31	S/. 5,459.99	S/. 457.60	S/. 331.00	S/. 788.60
32	S/. 4,976.79	S/. 483.19	S/. 305.41	S/. 788.60
33	S/. 4,466.58	S/. 510.22	S/. 278.38	S/. 788.60
34	S/. 3,927.82	S/. 538.76	S/. 249.84	S/. 788.60
35	S/. 3,358.92	S/. 568.89	S/. 219.70	S/. 788.60
36	S/. 2,758.21	S/. 600.72	S/. 187.88	S/. 788.60
37	S/. 2,123.89	S/. 634.32	S/. 154.28	S/. 788.60
38	S/. 1,454.09	S/. 669.80	S/. 118.80	S/. 788.60
39	S/. 746.83	S/. 707.26	S/. 81.34	S/. 788.60
40	S/. 0.00	S/. 746.83	S/. 41.77	S/. 788.60
TOTAL		S/. 61,486.77	S/. 414,014.55	S/. 147,818.91

EJEMPLO : CASO DE INCUMPLIMIENTO DE PAGO			
VALOR CUOTA	S/. 370.83	DIAS DE ATRASO	8
INTERES MORATORIO ANUAL (*)	60%	COMISION DE COBRANZA DE 4 A 30 DIAS DE ATRASO	S/. 6.50

FORMULA PARA EL CALCULO DE LA TASA DE INTERES EFECTIVA DIARIA DE LA TASA EFECTIVA ANUAL

(*) IMA = INTERES EFECTIVO MORATORIO ANUAL

(**) IMD = INTERES EFECTIVO MORATORIO DIARIA

$$IMD = (1 + IMA)^{(1/360)} - 1$$

$$IMD = (1 + 60.00\%)^{(1/360)} - 1$$

$$IMD = 0.001306418 = 0.1306\%$$

CALCULO DE LOS INTERESES MORATORIOS POR 8 DIAS DE ATRASO

DONDE: n = N° DE DIAS DE ATRASO

$$IM = CUOTA \times [(1 + IMD)^n - 1]$$

$$IM = S/. 370.83 \times [(1 + 0.1306\%)^8 - 1]$$

$$IM = S/. 3.89$$

FORMULA PARA EL CALCULO DEL VALOR DE LA CUOTA CON ATRASO DE 8 DIAS

CUOTA ATRASADA = VALOR CUOTA + INTERES MORATORIO + COMISION DE COBRANZA DE 4 A 30 DIAS DE ATRASO

CUOTA ATRASADA = S/. 370.83 + S/. 3.89 + S/. 6.50

CUOTA ATRASADA = S/. 381.22

OBSERVACION

AL SUCEDER UN INCUMPLIMIENTO O ATRASO EN EL PAGO, LAS CUOTAS DEL SIGUIENTE TRAMO TENDRAN UN INCREMENTO DE 1/6 DEL TRAMO CONCESIONAL, SIEMPRE Y CUANDO EL ATRASO SEA MAYOR A 30 DIAS.

CUOTAS DEL SIGUIENTE TRAMO = CUOTA TRAMO NO CONCESIONAL + CUOTA TRAMO CONCESIONAL / 6

CUOTAS DEL SIGUIENTE TRAMO = S/. 370.83 + S/. 788.60 / 6

CUOTAS DEL SIGUIENTE TRAMO = S/. 502.26

CASO DE CANCELACION ANTICIPADA			
MONTO FINANCIADO	S/. 32,500.00	TEA	11.50%
VALOR CUOTA	S/. 370.83	N° DE CUOTAS	240
N° DE CUOTAS PAGADAS	6		

EN EL CASO QUE EL CLIENTE SE ENCUENTRE AL DIA EN SU SEXTA CUOTA, Y DESEA REALIZAR UNA CANCELACION ANTICIPADA POR EL SALDO TOTAL DE LA DEUDA PACTADA CON LA FINANCIERA. LA ENTIDAD CALCULARA LA REDUCCION TOTAL DE LOS INTERES COMPENSATORIOS, SEGÚN LOS SIGUIENTES CRONOGRAMAS DE PAGO:

CRONOGRAMA NO CONCESIONAL:

N°	AMORTIZACION	INTERES	SEG. DESGRAV.	SEG. DEL BIEN	PORTES	SALDO CAPITAL	VALOR CUOTA
1	S/. 34.97	S/. 296.16	S/. 16.25	S/. 15.46	S/. 8.00	S/. 32,465.03	S/. 370.83
2	S/. 35.30	S/. 295.84	S/. 16.23	S/. 15.46	S/. 8.00	S/. 32,429.73	S/. 370.83
3	S/. 35.64	S/. 295.51	S/. 16.21	S/. 15.46	S/. 8.00	S/. 32,394.09	S/. 370.83
4	S/. 35.99	S/. 295.19	S/. 16.20	S/. 15.46	S/. 8.00	S/. 32,358.10	S/. 370.83
5	S/. 36.33	S/. 294.86	S/. 16.18	S/. 15.46	S/. 8.00	S/. 32,321.77	S/. 370.83
6	S/. 36.68	S/. 294.53	S/. 16.16	S/. 15.46	S/. 8.00	S/. 32,285.09	S/. 370.83
Total	S/. 178.23	S/. 1,477.56	S/. 81.07	S/. 77.28	S/. 40.00		S/. 1,854.14

SALDO DE CAPITAL QUE RESTA POR CANCELAR

CUOTAS CANCELADAS

7	S/. 37.03	S/. 294.20	S/. 16.14	S/. 15.46	S/. 8.00	S/. 32,248.05	S/. 370.83
8	S/. 37.39	S/. 293.86	S/. 16.12	S/. 15.46	S/. 8.00	S/. 32,210.66	S/. 370.83
9	S/. 37.75	S/. 293.52	S/. 16.11	S/. 15.46	S/. 8.00	S/. 32,172.92	S/. 370.83
10	S/. 38.11	S/. 293.17	S/. 16.09	S/. 15.46	S/. 8.00	S/. 32,134.80	S/. 370.83

230	S/. 312.68	S/. 32.89	S/. 1.80	S/. 15.46	S/. 8.00	S/. 3,296.92	S/. 370.83
231	S/. 315.68	S/. 30.04	S/. 1.65	S/. 15.46	S/. 8.00	S/. 2,981.24	S/. 370.83
232	S/. 318.72	S/. 27.17	S/. 1.49	S/. 15.46	S/. 8.00	S/. 2,662.53	S/. 370.83
233	S/. 321.78	S/. 24.26	S/. 1.33	S/. 15.46	S/. 8.00	S/. 2,340.75	S/. 370.83
234	S/. 324.87	S/. 21.33	S/. 1.17	S/. 15.46	S/. 8.00	S/. 2,015.88	S/. 370.83
235	S/. 328.00	S/. 18.37	S/. 1.01	S/. 15.46	S/. 8.00	S/. 1,687.88	S/. 370.83
236	S/. 331.15	S/. 15.38	S/. 0.84	S/. 15.46	S/. 8.00	S/. 1,356.73	S/. 370.83
237	S/. 334.33	S/. 12.36	S/. 0.68	S/. 15.46	S/. 8.00	S/. 1,022.40	S/. 370.83
238	S/. 337.55	S/. 9.32	S/. 0.51	S/. 15.46	S/. 8.00	S/. 684.86	S/. 370.83
239	S/. 340.79	S/. 6.24	S/. 0.34	S/. 15.46	S/. 8.00	S/. 344.07	S/. 370.83
240	S/. 344.07	S/. 3.14	S/. 0.17	S/. 15.46	S/. 8.00	(S/. 0.00)	S/. 370.83
Total	S/. 32,285.09	S/. 46,451.39	S/. 2,548.78	S/. 3,616.47	S/. 1,872.00		S/. 86,773.73

CRONOGRAMA CONCESIONAL:

N° CUOTAS	CAPITAL	AMORTIZACION	INTERES	SALDO CAPITAL	VALOR CUOTA
0	S/. 12,500.00	0	0		0
1	S/. 12,500.00	S/. 89.40	S/. 699.20	S/. 12,410.60	S/. 788.60

EL CLIENTE AL PREPAGAR EL CREDITO PIERDE EL BENEFICIO DEL BONO, PARA EL EJEMPLO AL TENER UNA CALIFICACION DE BUEN PAGADOR HASTA LA SEXTA CUOTA ENTRARÍA PARA LA EVALUACION Y ACCEDERÍA SOLO AL BENEFICIO DE LA PRIMERA CUOTA.

FORMULA PARA CALCULAR LA CANCELACION ANTICIPADA

(a) CANCELACION ANTICIPADA = SALDO TOTAL DE CUOTAS POR PAGAR - SALDO DE INTERESES - SALDO SEGURO DESG.
- SALDO SEGURO DEL BIEN - SALDO DE PORTES + SALDO CAPITAL TRAMO CONCESIONAL

EL SALDO DE CUOTAS POR PAGAR = SUMA DE CUOTAS PENDIENTES DE PAGO = S/. 86,773.73

EL SALDO DE INTERESES = AL TOTAL DE LOS INTERESES POR COBRAR EN LAS CUOTAS PENDIENTES DE PAGO
EL SALDO DE INTERESES = S/. 46,451.39

EL SALDO DE SEGURO DE DESGRAVAMEN = SUMA DE LOS GASTOS DE SEGURO DE DESG. POR PAGAR PENDIENTES
EL SALDO DE SEGURO DE DESGRAVAMEN = S/. 2,548.78

EL SALDO DEL SEGURO DEL BIEN = SUMA DE LOS GASTOS DEL SEGURO DEL BIEN POR PAGAR PENDIENTES
EL SALDO DEL SEGURO DEL BIEN = S/. 3,616.47

EL SALDO DE LOS PORTES = SUMA DE LOS GASTOS DE LOS PORTES POR PAGAR PENDIENTES
EL SALDO DE LOS PORTES = S/. 1,872.00

EL SALDO DE CAPITAL DEL TRAMO CONCESIONAL = MONTO CAPITAL INICIAL - AMORTIZACION DE CAPITAL
EL SALDO DE CAPITAL DEL TRAMO CONCESIONAL = S/. 12,410.60

REEMPLAZANDO LOS RESULTADOS OBTENIDOS EN (a), TENEMOS:

CANCELACION ANTICIPADA = S/. 86,773.73 - S/. 46,451.39 - S/. 2,548.78 - S/. 3,616.47 - S/. 1,872.00 + S/. 12,410.60
CANCELACION ANTICIPADA = S/. 44,695.69

LOS PAGOS O CUOTAS NO INCLUYEN EL IMPUESTO A LAS TRANSACCIONES FINANCIERAS (ITF) DE 0.05%