

CRÉDITO HIPOTECARIO TECHO PROPIO

EJEMPLO : CRÉDITO TECHO PROPIO DE S/. 30,000 A 15 AÑOS

UNA PERSONA DESEA FINANCIAR UNA VIVIENDA DE S/. 30,000, BAJO EL PROGRAMA TECHO PROPIO, EL CUAL OTORGA UN BONO FAMILIAR HABITACIONAL (BFH) DE S/. 18,000 AL INICIO DEL CRÉDITO, QUE PERMITE REDUCIR EL MONTO A FINANCIAR, EL REQUISITO ES UN 3% (MÍN) DE INICIAL SOBRE EL VALOR DE LA VIVIENDA.

VALOR DE LA VIVIENDA	S/. 30.000,00
INICIAL 3% MÍN. (-)	S/. 900,00
SUB TOTAL	S/. 29.100,00
BONO FAMILIAR HABITACIONAL (-)	S/. 18.000,00
MONTO TOTAL FINANCIADO	S/. 11.100,00

PARÁMETROS Y CONDICIONES DEL FINANCIAMIENTO

TEA (*)	VENCIMIENTO	Nº DE CUOTAS	TEM (**)	TCEA (***)
19,56%	15 AÑOS	180	1,4999%	2,9701%
SEG. DESGRAV. (1)	SEG. DESGRV. MANCOMUNADO	SEG. DEL BIEN (2)	PORTES	VALOR CUOTA
0,05%	0,10%	0,0281%	S/. 8,00	S/. 199,99

(*) 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 CRÉDITO ES PARA UNA PERSONA ÚNICA 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.

FÓRMULA PARA EL CÁLCULO DEL VALOR DE LA CUOTA

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

EL INTERÉS 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 FÓRMULA:

CUOTA INICIAL = INCLUYE PARTE DEL CAPITAL DE LA CUOTA + PARTE DEL INTERÉS DE LA CUOTA + SEGURO DE DESGRAVAMEN

$$CUOTA INICIAL = \frac{MONTO A FINANCIAR \times [(TEM + TASA SEG. DESG.) \times (1 + TEM + TASA SEG. DESG.)^n]}{[(1 + TEM + TASA SEG. DESG.)^n - 1]}$$

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 CONTINUACIÓN HALLAREMOS LOS DATOS CONTENIDOS PARA ESTAS FÓRMULAS:



FÓRMULA PARA EL CÁLCULO DE LA TASA DE INTERÉS EFECTIVA DEL PERIODO DE LA TASA EFECTIVA ANUAL

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

$$\text{TEM} = (1 + 19.56\%)^{(1/12)} - 1$$

$$\text{TEM} = 1,4999\%$$

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

$$\text{TASA SEG. DESG.} = 0,05\%$$

EL NÚMERO DE CUOTAS MESES (N)= 180

REEMPLAZAMOS LOS VALORES EN LA FÓRMULA CUOTA INICIAL:

$$\text{CUOTA INICIAL} = \text{S/. } 11,100 \times \frac{[(1.50\% + 0.05\%) \times (1 + 1.50\% + 0.05\%)^{180}]}{[(1 + 1.50\% + 0.05\%)^{180} - 1]}$$

CUOTA INICIAL = S/. 183,56

CALCULAREMOS EL SEGURO DEL BIEN:

SEGURO DEL BIEN = VALOR DE LA VIVIENDA X TASA SEGURO DEL BIEN

SEGURO DEL BIEN = S/. 30,000 X 0.0281%

SEGURO DEL BIEN = S/. 8,43

FINALMENTE CALCULAREMOS LA CUOTA A PAGAR

CUOTA A PAGAR = CUOTA INICIAL + SEGURO DEL BIEN + PORTES

CUOTA A PAGAR = S/. 183.56 + S/. 8.43 + S/. 8.00

CUOTA A PAGAR = S/. 199,99

CRONOGRAMA DE PAGOS

N°	CAPITAL	AMORTIZACIÓN	INTERÉS	SEG. DESGRAV.	SEG. DEL BIEN	PORTES	VALOR CUOTA
0	S/. 11.100,00	0	0	0	0	0	0
1	S/. 11.088,48	S/. 11,52	S/. 166,49	S/. 5,55	S/. 8,43	S/. 8,00	S/. 199,99
2	S/. 11.076,78	S/. 11,70	S/. 166,31	S/. 5,54	S/. 8,43	S/. 8,00	S/. 199,99
3	S/. 11.064,90	S/. 11,88	S/. 166,14	S/. 5,54	S/. 8,43	S/. 8,00	S/. 199,99
4	S/. 11.052,83	S/. 12,06	S/. 165,96	S/. 5,53	S/. 8,43	S/. 8,00	S/. 199,99
5	S/. 11.040,58	S/. 12,25	S/. 165,78	S/. 5,53	S/. 8,43	S/. 8,00	S/. 199,99
6	S/. 11.028,14	S/. 12,44	S/. 165,59	S/. 5,52	S/. 8,43	S/. 8,00	S/. 199,99
7	S/. 11.015,51	S/. 12,63	S/. 165,41	S/. 5,51	S/. 8,43	S/. 8,00	S/. 199,99
8	S/. 11.002,68	S/. 12,83	S/. 165,22	S/. 5,51	S/. 8,43	S/. 8,00	S/. 199,99
9	S/. 10.989,65	S/. 13,03	S/. 165,03	S/. 5,50	S/. 8,43	S/. 8,00	S/. 199,99
10	S/. 10.976,42	S/. 13,23	S/. 164,83	S/. 5,49	S/. 8,43	S/. 8,00	S/. 199,99
11	S/. 10.962,98	S/. 13,44	S/. 164,63	S/. 5,49	S/. 8,43	S/. 8,00	S/. 199,99
12	S/. 10.949,34	S/. 13,64	S/. 164,43	S/. 5,48	S/. 8,43	S/. 8,00	S/. 199,99
13	S/. 10.935,48	S/. 13,86	S/. 164,23	S/. 5,47	S/. 8,43	S/. 8,00	S/. 199,99
14	S/. 10.921,41	S/. 14,07	S/. 164,02	S/. 5,47	S/. 8,43	S/. 8,00	S/. 199,99
15	S/. 10.907,12	S/. 14,29	S/. 163,81	S/. 5,46	S/. 8,43	S/. 8,00	S/. 199,99
16	S/. 10.892,61	S/. 14,51	S/. 163,59	S/. 5,45	S/. 8,43	S/. 8,00	S/. 199,99
17	S/. 10.877,87	S/. 14,74	S/. 163,38	S/. 5,45	S/. 8,43	S/. 8,00	S/. 199,99
18	S/. 10.862,91	S/. 14,96	S/. 163,15	S/. 5,44	S/. 8,43	S/. 8,00	S/. 199,99
19	S/. 10.847,72	S/. 15,20	S/. 162,93	S/. 5,43	S/. 8,43	S/. 8,00	S/. 199,99
20	S/. 10.832,29	S/. 15,43	S/. 162,70	S/. 5,42	S/. 8,43	S/. 8,00	S/. 199,99
21	S/. 10.816,62	S/. 15,67	S/. 162,47	S/. 5,42	S/. 8,43	S/. 8,00	S/. 199,99
22	S/. 10.800,70	S/. 15,91	S/. 162,24	S/. 5,41	S/. 8,43	S/. 8,00	S/. 199,99
23	S/. 10.784,54	S/. 16,16	S/. 162,00	S/. 5,40	S/. 8,43	S/. 8,00	S/. 199,99
24	S/. 10.768,13	S/. 16,41	S/. 161,75	S/. 5,39	S/. 8,43	S/. 8,00	S/. 199,99
25	S/. 10.751,47	S/. 16,66	S/. 161,51	S/. 5,38	S/. 8,43	S/. 8,00	S/. 199,99



26	S/. 10.734,55	S/. 16,92	S/. 161,26	S/. 5,38	S/. 8,43	S/. 8,00	S/. 199,99
27	S/. 10.717,36	S/. 17,18	S/. 161,00	S/. 5,37	S/. 8,43	S/. 8,00	S/. 199,99
28	S/. 10.699,91	S/. 17,45	S/. 160,75	S/. 5,36	S/. 8,43	S/. 8,00	S/. 199,99
29	S/. 10.682,19	S/. 17,72	S/. 160,48	S/. 5,35	S/. 8,43	S/. 8,00	S/. 199,99
30	S/. 10.664,19	S/. 18,00	S/. 160,22	S/. 5,34	S/. 8,43	S/. 8,00	S/. 199,99
31	S/. 10.645,92	S/. 18,28	S/. 159,95	S/. 5,33	S/. 8,43	S/. 8,00	S/. 199,99
32	S/. 10.627,36	S/. 18,56	S/. 159,68	S/. 5,32	S/. 8,43	S/. 8,00	S/. 199,99
33	S/. 10.608,51	S/. 18,85	S/. 159,40	S/. 5,31	S/. 8,43	S/. 8,00	S/. 199,99
34	S/. 10.589,37	S/. 19,14	S/. 159,11	S/. 5,30	S/. 8,43	S/. 8,00	S/. 199,99
35	S/. 10.569,94	S/. 19,43	S/. 158,83	S/. 5,29	S/. 8,43	S/. 8,00	S/. 199,99
36	S/. 10.550,20	S/. 19,74	S/. 158,54	S/. 5,28	S/. 8,43	S/. 8,00	S/. 199,99
37	S/. 10.530,16	S/. 20,04	S/. 158,24	S/. 5,28	S/. 8,43	S/. 8,00	S/. 199,99
38	S/. 10.509,81	S/. 20,35	S/. 157,94	S/. 5,27	S/. 8,43	S/. 8,00	S/. 199,99
39	S/. 10.489,14	S/. 20,67	S/. 157,63	S/. 5,25	S/. 8,43	S/. 8,00	S/. 199,99
40	S/. 10.468,15	S/. 20,99	S/. 157,32	S/. 5,24	S/. 8,43	S/. 8,00	S/. 199,99
41	S/. 10.446,84	S/. 21,31	S/. 157,01	S/. 5,23	S/. 8,43	S/. 8,00	S/. 199,99
42	S/. 10.425,19	S/. 21,64	S/. 156,69	S/. 5,22	S/. 8,43	S/. 8,00	S/. 199,99
43	S/. 10.403,22	S/. 21,98	S/. 156,36	S/. 5,21	S/. 8,43	S/. 8,00	S/. 199,99
44	S/. 10.380,90	S/. 22,32	S/. 156,03	S/. 5,20	S/. 8,43	S/. 8,00	S/. 199,99
45	S/. 10.358,23	S/. 22,67	S/. 155,70	S/. 5,19	S/. 8,43	S/. 8,00	S/. 199,99
46	S/. 10.335,21	S/. 23,02	S/. 155,36	S/. 5,18	S/. 8,43	S/. 8,00	S/. 199,99
47	S/. 10.311,84	S/. 23,37	S/. 155,01	S/. 5,17	S/. 8,43	S/. 8,00	S/. 199,99
48	S/. 10.288,10	S/. 23,74	S/. 154,66	S/. 5,16	S/. 8,43	S/. 8,00	S/. 199,99
49	S/. 10.264,00	S/. 24,10	S/. 154,31	S/. 5,14	S/. 8,43	S/. 8,00	S/. 199,99
50	S/. 10.239,52	S/. 24,48	S/. 153,95	S/. 5,13	S/. 8,43	S/. 8,00	S/. 199,99
51	S/. 10.214,66	S/. 24,86	S/. 153,58	S/. 5,12	S/. 8,43	S/. 8,00	S/. 199,99
52	S/. 10.189,42	S/. 25,24	S/. 153,21	S/. 5,11	S/. 8,43	S/. 8,00	S/. 199,99
53	S/. 10.163,79	S/. 25,63	S/. 152,83	S/. 5,09	S/. 8,43	S/. 8,00	S/. 199,99
54	S/. 10.137,76	S/. 26,03	S/. 152,44	S/. 5,08	S/. 8,43	S/. 8,00	S/. 199,99
55	S/. 10.111,32	S/. 26,43	S/. 152,05	S/. 5,07	S/. 8,43	S/. 8,00	S/. 199,99
56	S/. 10.084,48	S/. 26,84	S/. 151,66	S/. 5,06	S/. 8,43	S/. 8,00	S/. 199,99
57	S/. 10.057,22	S/. 27,26	S/. 151,25	S/. 5,04	S/. 8,43	S/. 8,00	S/. 199,99
58	S/. 10.029,54	S/. 27,68	S/. 150,85	S/. 5,03	S/. 8,43	S/. 8,00	S/. 199,99
59	S/. 10.001,42	S/. 28,11	S/. 150,43	S/. 5,01	S/. 8,43	S/. 8,00	S/. 199,99
60	S/. 9.972,88	S/. 28,55	S/. 150,01	S/. 5,00	S/. 8,43	S/. 8,00	S/. 199,99
61	S/. 9.943,89	S/. 28,99	S/. 149,58	S/. 4,99	S/. 8,43	S/. 8,00	S/. 199,99
62	S/. 9.914,45	S/. 29,44	S/. 149,15	S/. 4,97	S/. 8,43	S/. 8,00	S/. 199,99
63	S/. 9.884,55	S/. 29,90	S/. 148,70	S/. 4,96	S/. 8,43	S/. 8,00	S/. 199,99
64	S/. 9.854,19	S/. 30,36	S/. 148,26	S/. 4,94	S/. 8,43	S/. 8,00	S/. 199,99
65	S/. 9.823,36	S/. 30,83	S/. 147,80	S/. 4,93	S/. 8,43	S/. 8,00	S/. 199,99
66	S/. 9.792,06	S/. 31,31	S/. 147,34	S/. 4,91	S/. 8,43	S/. 8,00	S/. 199,99
67	S/. 9.760,26	S/. 31,79	S/. 146,87	S/. 4,90	S/. 8,43	S/. 8,00	S/. 199,99
68	S/. 9.727,98	S/. 32,28	S/. 146,39	S/. 4,88	S/. 8,43	S/. 8,00	S/. 199,99
69	S/. 9.695,19	S/. 32,79	S/. 145,91	S/. 4,86	S/. 8,43	S/. 8,00	S/. 199,99
70	S/. 9.661,90	S/. 33,29	S/. 145,42	S/. 4,85	S/. 8,43	S/. 8,00	S/. 199,99
71	S/. 9.628,09	S/. 33,81	S/. 144,92	S/. 4,83	S/. 8,43	S/. 8,00	S/. 199,99
72	S/. 9.593,76	S/. 34,33	S/. 144,41	S/. 4,81	S/. 8,43	S/. 8,00	S/. 199,99



73	S/. 9.558,89	S/. 34,87	S/. 143,89	S/. 4,80	S/. 8,43	S/. 8,00	S/. 199,99
74	S/. 9.523,49	S/. 35,41	S/. 143,37	S/. 4,78	S/. 8,43	S/. 8,00	S/. 199,99
75	S/. 9.487,53	S/. 35,95	S/. 142,84	S/. 4,76	S/. 8,43	S/. 8,00	S/. 199,99
76	S/. 9.451,02	S/. 36,51	S/. 142,30	S/. 4,74	S/. 8,43	S/. 8,00	S/. 199,99
77	S/. 9.413,94	S/. 37,08	S/. 141,75	S/. 4,73	S/. 8,43	S/. 8,00	S/. 199,99
78	S/. 9.376,29	S/. 37,65	S/. 141,20	S/. 4,71	S/. 8,43	S/. 8,00	S/. 199,99
79	S/. 9.338,05	S/. 38,24	S/. 140,63	S/. 4,69	S/. 8,43	S/. 8,00	S/. 199,99
80	S/. 9.299,23	S/. 38,83	S/. 140,06	S/. 4,67	S/. 8,43	S/. 8,00	S/. 199,99
81	S/. 9.259,79	S/. 39,43	S/. 139,48	S/. 4,65	S/. 8,43	S/. 8,00	S/. 199,99
82	S/. 9.219,75	S/. 40,04	S/. 138,89	S/. 4,63	S/. 8,43	S/. 8,00	S/. 199,99
83	S/. 9.179,09	S/. 40,66	S/. 138,28	S/. 4,61	S/. 8,43	S/. 8,00	S/. 199,99
84	S/. 9.137,80	S/. 41,29	S/. 137,67	S/. 4,59	S/. 8,43	S/. 8,00	S/. 199,99
85	S/. 9.095,87	S/. 41,93	S/. 137,06	S/. 4,57	S/. 8,43	S/. 8,00	S/. 199,99
86	S/. 9.053,28	S/. 42,58	S/. 136,43	S/. 4,55	S/. 8,43	S/. 8,00	S/. 199,99
87	S/. 9.010,04	S/. 43,24	S/. 135,79	S/. 4,53	S/. 8,43	S/. 8,00	S/. 199,99
88	S/. 8.966,13	S/. 43,91	S/. 135,14	S/. 4,51	S/. 8,43	S/. 8,00	S/. 199,99
89	S/. 8.921,54	S/. 44,59	S/. 134,48	S/. 4,48	S/. 8,43	S/. 8,00	S/. 199,99
90	S/. 8.876,25	S/. 45,28	S/. 133,81	S/. 4,46	S/. 8,43	S/. 8,00	S/. 199,99
91	S/. 8.830,27	S/. 45,99	S/. 133,13	S/. 4,44	S/. 8,43	S/. 8,00	S/. 199,99
92	S/. 8.783,57	S/. 46,70	S/. 132,44	S/. 4,42	S/. 8,43	S/. 8,00	S/. 199,99
93	S/. 8.736,14	S/. 47,42	S/. 131,74	S/. 4,39	S/. 8,43	S/. 8,00	S/. 199,99
94	S/. 8.687,99	S/. 48,16	S/. 131,03	S/. 4,37	S/. 8,43	S/. 8,00	S/. 199,99
95	S/. 8.639,08	S/. 48,90	S/. 130,31	S/. 4,34	S/. 8,43	S/. 8,00	S/. 199,99
96	S/. 8.589,42	S/. 49,66	S/. 129,58	S/. 4,32	S/. 8,43	S/. 8,00	S/. 199,99
97	S/. 8.538,99	S/. 50,43	S/. 128,83	S/. 4,29	S/. 8,43	S/. 8,00	S/. 199,99
98	S/. 8.487,78	S/. 51,21	S/. 128,07	S/. 4,27	S/. 8,43	S/. 8,00	S/. 199,99
99	S/. 8.435,77	S/. 52,01	S/. 127,31	S/. 4,24	S/. 8,43	S/. 8,00	S/. 199,99
100	S/. 8.382,96	S/. 52,81	S/. 126,53	S/. 4,22	S/. 8,43	S/. 8,00	S/. 199,99
101	S/. 8.329,33	S/. 53,63	S/. 125,73	S/. 4,19	S/. 8,43	S/. 8,00	S/. 199,99
102	S/. 8.274,86	S/. 54,46	S/. 124,93	S/. 4,16	S/. 8,43	S/. 8,00	S/. 199,99
103	S/. 8.219,56	S/. 55,31	S/. 124,11	S/. 4,14	S/. 8,43	S/. 8,00	S/. 199,99
104	S/. 8.163,39	S/. 56,16	S/. 123,28	S/. 4,11	S/. 8,43	S/. 8,00	S/. 199,99
105	S/. 8.106,36	S/. 57,03	S/. 122,44	S/. 4,08	S/. 8,43	S/. 8,00	S/. 199,99
106	S/. 8.048,44	S/. 57,92	S/. 121,58	S/. 4,05	S/. 8,43	S/. 8,00	S/. 199,99
107	S/. 7.989,62	S/. 58,82	S/. 120,72	S/. 4,02	S/. 8,43	S/. 8,00	S/. 199,99
108	S/. 7.929,90	S/. 59,73	S/. 119,83	S/. 3,99	S/. 8,43	S/. 8,00	S/. 199,99
109	S/. 7.869,24	S/. 60,65	S/. 118,94	S/. 3,96	S/. 8,43	S/. 8,00	S/. 199,99
110	S/. 7.807,65	S/. 61,59	S/. 118,03	S/. 3,93	S/. 8,43	S/. 8,00	S/. 199,99
111	S/. 7.745,10	S/. 62,55	S/. 117,10	S/. 3,90	S/. 8,43	S/. 8,00	S/. 199,99
112	S/. 7.681,58	S/. 63,52	S/. 116,17	S/. 3,87	S/. 8,43	S/. 8,00	S/. 199,99
113	S/. 7.617,08	S/. 64,50	S/. 115,21	S/. 3,84	S/. 8,43	S/. 8,00	S/. 199,99
114	S/. 7.551,58	S/. 65,50	S/. 114,25	S/. 3,81	S/. 8,43	S/. 8,00	S/. 199,99
115	S/. 7.485,06	S/. 66,52	S/. 113,26	S/. 3,78	S/. 8,43	S/. 8,00	S/. 199,99
116	S/. 7.417,52	S/. 67,55	S/. 112,27	S/. 3,74	S/. 8,43	S/. 8,00	S/. 199,99
117	S/. 7.348,92	S/. 68,59	S/. 111,25	S/. 3,71	S/. 8,43	S/. 8,00	S/. 199,99
118	S/. 7.279,26	S/. 69,66	S/. 110,22	S/. 3,67	S/. 8,43	S/. 8,00	S/. 199,99
119	S/. 7.208,53	S/. 70,74	S/. 109,18	S/. 3,64	S/. 8,43	S/. 8,00	S/. 199,99

120	S/. 7.136,69	S/. 71,83	S/. 108,12	S/. 3,60	S/. 8,43	S/. 8,00	S/. 199,99
121	S/. 7.063,75	S/. 72,95	S/. 107,04	S/. 3,57	S/. 8,43	S/. 8,00	S/. 199,99
122	S/. 6.989,67	S/. 74,08	S/. 105,95	S/. 3,53	S/. 8,43	S/. 8,00	S/. 199,99
123	S/. 6.914,44	S/. 75,23	S/. 104,84	S/. 3,49	S/. 8,43	S/. 8,00	S/. 199,99
124	S/. 6.838,05	S/. 76,39	S/. 103,71	S/. 3,46	S/. 8,43	S/. 8,00	S/. 199,99
125	S/. 6.760,48	S/. 77,58	S/. 102,56	S/. 3,42	S/. 8,43	S/. 8,00	S/. 199,99
126	S/. 6.681,70	S/. 78,78	S/. 101,40	S/. 3,38	S/. 8,43	S/. 8,00	S/. 199,99
127	S/. 6.601,70	S/. 80,00	S/. 100,22	S/. 3,34	S/. 8,43	S/. 8,00	S/. 199,99
128	S/. 6.520,46	S/. 81,24	S/. 99,02	S/. 3,30	S/. 8,43	S/. 8,00	S/. 199,99
129	S/. 6.437,96	S/. 82,50	S/. 97,80	S/. 3,26	S/. 8,43	S/. 8,00	S/. 199,99
130	S/. 6.354,19	S/. 83,78	S/. 96,56	S/. 3,22	S/. 8,43	S/. 8,00	S/. 199,99
131	S/. 6.269,11	S/. 85,07	S/. 95,30	S/. 3,18	S/. 8,43	S/. 8,00	S/. 199,99
132	S/. 6.182,72	S/. 86,39	S/. 94,03	S/. 3,13	S/. 8,43	S/. 8,00	S/. 199,99
133	S/. 6.094,99	S/. 87,73	S/. 92,73	S/. 3,09	S/. 8,43	S/. 8,00	S/. 199,99
134	S/. 6.005,89	S/. 89,09	S/. 91,42	S/. 3,05	S/. 8,43	S/. 8,00	S/. 199,99
135	S/. 5.915,42	S/. 90,47	S/. 90,08	S/. 3,00	S/. 8,43	S/. 8,00	S/. 199,99
136	S/. 5.823,55	S/. 91,88	S/. 88,72	S/. 2,96	S/. 8,43	S/. 8,00	S/. 199,99
137	S/. 5.730,25	S/. 93,30	S/. 87,35	S/. 2,91	S/. 8,43	S/. 8,00	S/. 199,99
138	S/. 5.635,50	S/. 94,75	S/. 85,95	S/. 2,87	S/. 8,43	S/. 8,00	S/. 199,99
139	S/. 5.539,29	S/. 96,21	S/. 84,53	S/. 2,82	S/. 8,43	S/. 8,00	S/. 199,99
140	S/. 5.441,58	S/. 97,70	S/. 83,08	S/. 2,77	S/. 8,43	S/. 8,00	S/. 199,99
141	S/. 5.342,36	S/. 99,22	S/. 81,62	S/. 2,72	S/. 8,43	S/. 8,00	S/. 199,99
142	S/. 5.241,61	S/. 100,76	S/. 80,13	S/. 2,67	S/. 8,43	S/. 8,00	S/. 199,99
143	S/. 5.139,29	S/. 102,32	S/. 78,62	S/. 2,62	S/. 8,43	S/. 8,00	S/. 199,99
144	S/. 5.035,39	S/. 103,90	S/. 77,08	S/. 2,57	S/. 8,43	S/. 8,00	S/. 199,99
145	S/. 4.929,87	S/. 105,51	S/. 75,52	S/. 2,52	S/. 8,43	S/. 8,00	S/. 199,99
146	S/. 4.822,72	S/. 107,15	S/. 73,94	S/. 2,46	S/. 8,43	S/. 8,00	S/. 199,99
147	S/. 4.713,91	S/. 108,81	S/. 72,33	S/. 2,41	S/. 8,43	S/. 8,00	S/. 199,99
148	S/. 4.603,41	S/. 110,50	S/. 70,70	S/. 2,36	S/. 8,43	S/. 8,00	S/. 199,99
149	S/. 4.491,20	S/. 112,21	S/. 69,05	S/. 2,30	S/. 8,43	S/. 8,00	S/. 199,99
150	S/. 4.377,26	S/. 113,95	S/. 67,36	S/. 2,25	S/. 8,43	S/. 8,00	S/. 199,99
151	S/. 4.261,54	S/. 115,71	S/. 65,65	S/. 2,19	S/. 8,43	S/. 8,00	S/. 199,99
152	S/. 4.144,03	S/. 117,51	S/. 63,92	S/. 2,13	S/. 8,43	S/. 8,00	S/. 199,99
153	S/. 4.024,70	S/. 119,33	S/. 62,16	S/. 2,07	S/. 8,43	S/. 8,00	S/. 199,99
154	S/. 3.903,52	S/. 121,18	S/. 60,37	S/. 2,01	S/. 8,43	S/. 8,00	S/. 199,99
155	S/. 3.780,47	S/. 123,06	S/. 58,55	S/. 1,95	S/. 8,43	S/. 8,00	S/. 199,99
156	S/. 3.655,50	S/. 124,96	S/. 56,70	S/. 1,89	S/. 8,43	S/. 8,00	S/. 199,99
157	S/. 3.528,60	S/. 126,90	S/. 54,83	S/. 1,83	S/. 8,43	S/. 8,00	S/. 199,99
158	S/. 3.399,73	S/. 128,87	S/. 52,92	S/. 1,76	S/. 8,43	S/. 8,00	S/. 199,99
159	S/. 3.268,87	S/. 130,86	S/. 50,99	S/. 1,70	S/. 8,43	S/. 8,00	S/. 199,99
160	S/. 3.135,98	S/. 132,89	S/. 49,03	S/. 1,63	S/. 8,43	S/. 8,00	S/. 199,99
161	S/. 3.001,02	S/. 134,95	S/. 47,04	S/. 1,57	S/. 8,43	S/. 8,00	S/. 199,99
162	S/. 2.863,98	S/. 137,04	S/. 45,01	S/. 1,50	S/. 8,43	S/. 8,00	S/. 199,99
163	S/. 2.724,81	S/. 139,17	S/. 42,96	S/. 1,43	S/. 8,43	S/. 8,00	S/. 199,99
164	S/. 2.583,49	S/. 141,33	S/. 40,87	S/. 1,36	S/. 8,43	S/. 8,00	S/. 199,99
165	S/. 2.439,97	S/. 143,52	S/. 38,75	S/. 1,29	S/. 8,43	S/. 8,00	S/. 199,99
166	S/. 2.294,23	S/. 145,74	S/. 36,60	S/. 1,22	S/. 8,43	S/. 8,00	S/. 199,99

167	S/. 2.146,23	S/. 148,00	S/. 34,41	S/. 1,15	S/. 8,43	S/. 8,00	S/. 199,99
168	S/. 1.995,94	S/. 150,29	S/. 32,19	S/. 1,07	S/. 8,43	S/. 8,00	S/. 199,99
169	S/. 1.843,32	S/. 152,62	S/. 29,94	S/. 1,00	S/. 8,43	S/. 8,00	S/. 199,99
170	S/. 1.688,33	S/. 154,99	S/. 27,65	S/. 0,92	S/. 8,43	S/. 8,00	S/. 199,99
171	S/. 1.530,94	S/. 157,39	S/. 25,32	S/. 0,84	S/. 8,43	S/. 8,00	S/. 199,99
172	S/. 1.371,11	S/. 159,83	S/. 22,96	S/. 0,77	S/. 8,43	S/. 8,00	S/. 199,99
173	S/. 1.208,80	S/. 162,31	S/. 20,56	S/. 0,69	S/. 8,43	S/. 8,00	S/. 199,99
174	S/. 1.043,98	S/. 164,82	S/. 18,13	S/. 0,60	S/. 8,43	S/. 8,00	S/. 199,99
175	S/. 876,61	S/. 167,38	S/. 15,66	S/. 0,52	S/. 8,43	S/. 8,00	S/. 199,99
176	S/. 706,64	S/. 169,97	S/. 13,15	S/. 0,44	S/. 8,43	S/. 8,00	S/. 199,99
177	S/. 534,03	S/. 172,60	S/. 10,60	S/. 0,35	S/. 8,43	S/. 8,00	S/. 199,99
178	S/. 358,75	S/. 175,28	S/. 8,01	S/. 0,27	S/. 8,43	S/. 8,00	S/. 199,99
179	S/. 180,76	S/. 178,00	S/. 5,38	S/. 0,18	S/. 8,43	S/. 8,00	S/. 199,99
180	(S/. 0,00)	S/. 180,76	S/. 2,71	S/. 0,09	S/. 8,43	S/. 8,00	S/. 199,99
TOTAL		S/. 11.100,00	S/. 21.232,37	S/. 707,81	S/. 1.517,40	S/. 1.440,00	S/. 35.997,57

FÓRMULA PARA EL CÁLCULO DE LA TASA DE INTERÉS COSTO EFECTIVO MENSUAL (TCM)

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/. 30.000,00 - S/. 900

CUOTAS CALCULADA (PAGO) = S/. 199,99 NRO. DE CUOTAS (N) MESES = 180

MONTO SOLICITADO = CUOTA 1 + CUOTA 2 + CUOTA 3 + CUOTA 4 + + CUOTA N

$$S/. 29.100,00 = \frac{S/. 199,99}{(1+i)^1} + \frac{S/. 199,99}{(1+i)^2} + \frac{S/. 199,99}{(1+i)^3} + \frac{S/. 199,99}{(1+i)^4} + \dots + \frac{S/. 199,99}{(1+i)^{180}}$$

i = (TASA COSTO EFECTIVO MENSUAL) = 0,2442%

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

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

$$TCEA = (1 + 0,2442\%)^{12} - 1$$

$$TCEA = 2,9701\%$$

EJEMPLO : CASO DE INCUMPLIMIENTO DE PAGO

VALOR CUOTA	S/. 199,99	DÍAS DE ATRASO	8
INTERÉS MORATORIO ANUAL (*)	95%	COMISIÓN DE COBRANZA DE 4 A 30 DÍAS DE ATRASO	S/. 6,50

FÓRMULA PARA EL CÁLCULO DE LA TASA DE INTERÉS EFECTIVA DIARIA DE LA TASA EFECTIVA ANUAL

(*) IMA = INTERÉS EFECTIVO MORATORIO ANUAL

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

(**) IMD = INTERÉS EFECTIVO MORATORIO DIARIA

$$IMD = (1 + 95,00\%)^{(1/360)} - 1$$

$$IMD = 0,1857\%$$

CÁLCULO DE LOS INTERESES MORATORIOS POR 8 DÍAS DE ATRASO

DONDE: n = N° DE DÍAS DE ATRASO

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

$$IM = S/. 199,99 \times [(1 + 0,1857\%)^8 - 1]$$

$$IM = S/. 2,99$$

FÓRMULA PARA EL CÁLCULO DEL VALOR DE LA CUOTA CON ATRASO DE 8 DÍAS

CUOTA ATRASADA = VALOR CUOTA + INTERÉS MORATORIO + COMISIÓN DE COBRANZA DE 4 A 30 DÍAS DE ATRASO

$$CUOTA ATRASADA = S/. 199,99 + S/. 2,99 + S/. 6,50$$

$$CUOTA ATRASADA = S/. 209,48$$

CASO DE CANCELACIÓN ANTICIPADA			
MONTO FINANCIADO	S/. 11.100,00	TEA	19,56%
VALOR CUOTA	S/. 199,99	N° DE CUOTAS	180
N° DE CUOTAS PAGADAS	4	COMISIÓN POR CANCELACIÓN ANTICIPADA	0%

EN EL CASO QUE EL CLIENTE SE ENCUENTRE AL DÍA EN SU CUARTA CUOTA, Y DESEA REALIZAR UNA CANCELACIÓN ANTICIPADA, EL SALDO TOTAL DE LA DEUDA PACTADA CON LA FINANCIERA. LA ENTIDAD CALCULARÁ LA REDUCCIÓN TOTAL DE LOS INTERESES COMPENSATORIOS, SEGÚN EL CRONOGRAMA DE PAGO SIGUIENTE:

N°	AMORTIZACIÓN	INTERÉS	SEG. DESGRAV.	SEG. DEL BIEN	PORTES	SALDO CAPITAL	VALOR CUOTA
1	S/. 11,52	S/. 166,49	S/. 5,55	S/. 8,43	S/. 8,00	S/. 11.088,48	S/. 199,99
2	S/. 11,70	S/. 166,31	S/. 5,54	S/. 8,43	S/. 8,00	S/. 11.076,78	S/. 199,99
3	S/. 11,88	S/. 166,14	S/. 5,54	S/. 8,43	S/. 8,00	S/. 11.064,90	S/. 199,99
4	S/. 12,06	S/. 165,96	S/. 5,53	S/. 8,43	S/. 8,00	S/. 11.052,83	S/. 199,99
Total	S/. 47,17	S/. 664,90	S/. 22,17	S/. 33,72	S/. 32,00		S/. 799,95

SALDO DE CAPITAL QUE RESTA POR CANCELAR							CUOTAS CANCELADAS
5	S/. 12,25	S/. 165,78	S/. 5,53	S/. 8,43	S/. 8,00	S/. 11.040,58	S/. 199,99
6	S/. 12,44	S/. 165,59	S/. 5,52	S/. 8,43	S/. 8,00	S/. 11.028,14	S/. 199,99
7	S/. 12,63	S/. 165,41	S/. 5,51	S/. 8,43	S/. 8,00	S/. 11.015,51	S/. 199,99
8	S/. 12,83	S/. 165,22	S/. 5,51	S/. 8,43	S/. 8,00	S/. 11.002,68	S/. 199,99
9	S/. 13,03	S/. 165,03	S/. 5,50	S/. 8,43	S/. 8,00	S/. 10.989,65	S/. 199,99
10	S/. 13,23	S/. 164,83	S/. 5,49	S/. 8,43	S/. 8,00	S/. 10.976,42	S/. 199,99

175	S/. 167,38	S/. 15,66	S/. 0,52	S/. 8,43	S/. 8,00	S/. 876,61	S/. 199,99
176	S/. 169,97	S/. 13,15	S/. 0,44	S/. 8,43	S/. 8,00	S/. 706,64	S/. 199,99
177	S/. 172,60	S/. 10,60	S/. 0,35	S/. 8,43	S/. 8,00	S/. 534,03	S/. 199,99
178	S/. 175,28	S/. 8,01	S/. 0,27	S/. 8,43	S/. 8,00	S/. 358,75	S/. 199,99
179	S/. 178,00	S/. 5,38	S/. 0,18	S/. 8,43	S/. 8,00	S/. 180,76	S/. 199,99
180	S/. 180,76	S/. 2,71	S/. 0,09	S/. 8,43	S/. 8,00	(S/. 0,00)	S/. 199,99
Total	S/. 11.052,83	S/. 20.567,47	S/. 685,64	S/. 1.483,68	S/. 1.408,00		S/. 35.197,63

FÓRMULA PARA CALCULAR LA CANCELACIÓN ANTICIPADA

(a) CANCELACIÓN ANTICIPADA = SALDO TOTAL DE CUOTAS POR PAGAR - SALDO DE INTERESES - SALDO SEGURO DESG.
- SALDO SEGURO DEL BIEN - SALDO DE PORTES

EL SALDO DE CUOTAS POR PAGAR = SUMA DE CUOTAS PENDIENTES DE PAGO = S/. 35.197,63

EL SALDO DE INTERESES = AL TOTAL DE LOS INTERESES POR COBRAR EN LAS CUOTAS PENDIENTES DE PAGO

EL SALDO DE INTERESES = S/. 20.567,47

EL SALDO DE SEGURO DE DESGRAVAMEN = SUMA DE LOS GASTOS DE SEGURO DE DESGRAVAMEN POR PAGAR PENDIENTES

EL SALDO DE SEGURO DE DESGRAV. = S/. 685,64

EL SALDO DEL SEGURO DEL BIEN = SUMA DE LOS GASTOS DEL SEGURO DEL BIEN POR PAGAR PENDIENTES

EL SALDO DEL SEGURO DEL BIEN = S/. 1.483,68

EL SALDO DE LOS PORTES = SUMA DE LOS GASTOS DE LOS PORTES POR PAGAR PENDIENTES

EL SALDO DE LOS PORTES = S/. 1.408,00

REEMPLAZANDO LOS RESULTADOS OBTENIDOS EN (a), TENEMOS:

CANCELACIÓN ANTICIPADA = S/. 35.197,63 - S/. 20.567,47 - S/. 685,64 - S/. 1.483,68 - S/. 1.408,00

CANCELACIÓN ANTICIPADA = S/. 11.052,83

SEGÚN EL ARTÍCULO 11° DEL D.S. 150-2007-EF DEL TEXTO ÚNICO ORDENADO DE LA LEY N° 28194 ESTÁN EXONERADOS DEL IMPUESTO A LAS TRANSACCIONES FINANCIERAS ITF (0.005%) ESTE TIPO DE PRÉSTAMOS PROMOCIONALES.