

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
ALDEA GROVE ESTATES
SAMPLE COMPUTATION ONLY

Phase 1	Block 1	Lot 1	Lot Area 168.00	Floor Area 0.00	Model LOT ONLY
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N/A

SELLING PRICE		P 6,103,500.00
Less:	VAT(if applicable)	653,946.43
SELLING PRICE AFTER DISCOUNTS		P 5,449,553.57
Add:	VAT(if applicable)	653,946.43
	Other Charges	413,468.75
TOTAL RECEIVABLE		P 6,516,968.75
DOWNPAYMENT		
	Downpayment (20% of Selling Price)	1,220,700.00
	Total Other Charges & Fees	82,693.75
TOTAL REQUIRED DOWNPAYMENT		P 1,303,393.75
Less:	Reservation Fee	20,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		P 1,283,393.75

30	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	19-Jan-24	40,023.33	2,756.46	42,779.79
	2nd Downpayment due on	19-Feb-24	40,023.33	2,756.46	42,779.79
	3rd Downpayment due on	19-Mar-24	40,023.33	2,756.46	42,779.79
	4th Downpayment due on	19-Apr-24	40,023.33	2,756.46	42,779.79
	5th Downpayment due on	19-May-24	40,023.33	2,756.46	42,779.79
	6th Downpayment due on	19-Jun-24	40,023.33	2,756.46	42,779.79
	7th Downpayment due on	19-Jul-24	40,023.33	2,756.46	42,779.79
	8th Downpayment due on	19-Aug-24	40,023.33	2,756.46	42,779.79
	9th Downpayment due on	19-Sep-24	40,023.33	2,756.46	42,779.79
	10th Downpayment due on	19-Oct-24	40,023.33	2,756.46	42,779.79
	11th Downpayment due on	19-Nov-24	40,023.33	2,756.46	42,779.79
	12th Downpayment due on	19-Dec-24	40,023.33	2,756.46	42,779.79
	13th Downpayment due on	19-Jan-25	40,023.33	2,756.46	42,779.79
	14th Downpayment due on	19-Feb-25	40,023.33	2,756.46	42,779.79
	15th Downpayment due on	19-Mar-25	40,023.33	2,756.46	42,779.79
	16th Downpayment due on	19-Apr-25	40,023.33	2,756.46	42,779.79
	17th Downpayment due on	19-May-25	40,023.33	2,756.46	42,779.79
	18th Downpayment due on	19-Jun-25	40,023.33	2,756.46	42,779.79
	19th Downpayment due on	19-Jul-25	40,023.33	2,756.46	42,779.79
	20th Downpayment due on	19-Aug-25	40,023.33	2,756.46	42,779.79
	21st Downpayment due on	19-Sep-25	40,023.33	2,756.46	42,779.79
	22nd Downpayment due on	19-Oct-25	40,023.33	2,756.46	42,779.79
	23rd Downpayment due on	19-Nov-25	40,023.33	2,756.46	42,779.79
	24th Downpayment due on	19-Dec-25	40,023.33	2,756.46	42,779.79
	25th Downpayment due on	19-Jan-26	40,023.33	2,756.46	42,779.79
	26th Downpayment due on	19-Feb-26	40,023.33	2,756.46	42,779.79
	27th Downpayment due on	19-Mar-26	40,023.33	2,756.46	42,779.79
	28th Downpayment due on	19-Apr-26	40,023.33	2,756.46	42,779.79
	29th Downpayment due on	19-May-26	40,023.33	2,756.46	42,779.79
	30th Downpayment due on	19-Jun-26	40,023.43	2,756.41	42,779.84

PAYMENT SCHEDULE: BALANCE		
Bank Guarantee must be submitted on or before	19-Jan-26	
DUE AND PAYABLE ON	19-Jul-26	P 5,213,575.00
(Loanable from a Financing Institution)		

NOTE:

1. In the event of an increase in Other Charges, AVIDA LAND CORP. has the right to charge the Purchaser as mandated in the CTS & DAS.
2. Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
3. Delay in any payment is an event of default entitling the Seller to exercise remedial options, which include collection of penalty at the rate of two percent (2%) of the unpaid amount for every month (or a fraction thereof) of delay as specified under Sec 4(ii) of the RA and Sec 4.2 of the CTS

4. For Bank Financing Program, Buyer is required to issue a post-dated check(s) covering the balance lump-sum payment to guarantee the timely issuance of the bank guarantee. Upon Seller's receipt of the bank guarantee, the relevant lumpsum check(s) shall be returned to the Buyer. If no bank guarantee is received by the Seller, and unless advised otherwise on or before thirty (30) days before due date, the Buyer is deemed to have opted direct payment on due date, whether by deposit of the relevant post-dated check or auto-debit instructions to his designated bank, without need of demand nor notice.

5. All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..

Prepared By:

Noted By:

Signature Over Printed Name
Customer Service Staff

Signature Over Printed Name
Customer Service Supervisor / Team Leader

Conforme:

Signature Over Printed Name
Purchaser