

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
RIDGEVIEW ESTATES NUVALI
SAMPLE COMPUTATION ONLY

Phase	Block	Lot	Lot Area	Floor Area	Model
1	25	18	186.00	117.00	DAPHNE
					BASIC (AS-IS, WHERE-IS)

SELLING PRICE		P 6,531,000.00
Less:	VAT(if applicable)	699,750.00

SELLING PRICE AFTER DISCOUNTS		P 5,831,250.00
Add:	VAT(if applicable)	699,750.00
	Other Charges	453,187.50

TOTAL RECEIVABLE		P 6,984,187.50
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DOWNPAYMENT		
	Downpayment (20% of Selling Price)	1,306,200.00
	Total Other Charges & Fees	90,637.50

TOTAL REQUIRED DOWNPAYMENT		P 1,396,837.50
Less:	Reservation Fee	29-Dec-23 50,000.00

SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		P 1,346,837.50
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12	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	28-Jan-24	104,683.33	7,553.13	112,236.46
	2nd Downpayment due on	28-Feb-24	104,683.33	7,553.13	112,236.46
	3rd Downpayment due on	28-Mar-24	104,683.33	7,553.13	112,236.46
	4th Downpayment due on	28-Apr-24	104,683.33	7,553.13	112,236.46
	5th Downpayment due on	28-May-24	104,683.33	7,553.13	112,236.46
	6th Downpayment due on	28-Jun-24	104,683.33	7,553.13	112,236.46
	7th Downpayment due on	28-Jul-24	104,683.33	7,553.13	112,236.46
	8th Downpayment due on	28-Aug-24	104,683.33	7,553.13	112,236.46
	9th Downpayment due on	28-Sep-24	104,683.33	7,553.13	112,236.46
	10th Downpayment due on	28-Oct-24	104,683.33	7,553.13	112,236.46
	11th Downpayment due on	28-Nov-24	104,683.33	7,553.13	112,236.46
	12th Downpayment due on	28-Dec-24	104,683.37	7,553.07	112,236.44

PAYMENT SCHEDULE: BALANCE		
	Bank Guarantee must be submitted on or before	28-Aug-24
	DUE AND PAYABLE ON	28-Feb-25 P 5,587,350.00
	(Loanable from a Financing Institution)	

NOTE:

1. In the event of an increase in Other Charges, AURORA PROPERTIES INC. 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 AURORA PROPERTIES INC..

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