

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
SOUTHGROVE ESTATES
SAMPLE COMPUTATION ONLY

Phase	Block	Lot	Lot Area	Floor Area	Model
1	10	2	179.00	0.00	LOT ONLY
N/A					
SELLING PRICE					P 2,790,000.00
Less: VAT(if applicable)					298,928.57
SELLING PRICE AFTER DISCOUNTS					P 2,491,071.43
Add: VAT(if applicable)					298,928.57
Other Charges					174,375.00
TOTAL RECEIVABLE					P 2,964,375.00
DOWNPAYMENT					
Downpayment (20% of Selling Price)					558,000.00
Total Other Charges & Fees					34,875.00
TOTAL REQUIRED DOWNPAYMENT					P 592,875.00
Less: Reservation Fee					15,000.00
					04-Jan-24
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES					P 577,875.00

12	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	03-Feb-24	45,250.00	2,906.25	48,156.25
	2nd Downpayment due on	03-Mar-24	45,250.00	2,906.25	48,156.25
	3rd Downpayment due on	03-Apr-24	45,250.00	2,906.25	48,156.25
	4th Downpayment due on	03-May-24	45,250.00	2,906.25	48,156.25
	5th Downpayment due on	03-Jun-24	45,250.00	2,906.25	48,156.25
	6th Downpayment due on	03-Jul-24	45,250.00	2,906.25	48,156.25
	7th Downpayment due on	03-Aug-24	45,250.00	2,906.25	48,156.25
	8th Downpayment due on	03-Sep-24	45,250.00	2,906.25	48,156.25
	9th Downpayment due on	03-Oct-24	45,250.00	2,906.25	48,156.25
	10th Downpayment due on	03-Nov-24	45,250.00	2,906.25	48,156.25
	11th Downpayment due on	03-Dec-24	45,250.00	2,906.25	48,156.25
	12th Downpayment due on	03-Jan-25	45,250.00	2,906.25	48,156.25

PAYMENT SCHEDULE: BALANCE					
Bank Guarantee must be submitted on or before					03-Aug-24
DUE AND PAYABLE ON					03-Feb-25
(Loanable from a Financing Institution)					P 2,371,500.00

- NOTE:**
- In the event of an increase in Other Charges, AVIDA has the right to charge the Purchaser as mandated in the CTS & DAS.
 - Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
 - 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.**
- All payments covering the due dates and amounts above should be made payable to AVIDA.

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