

**AVIDA LAND CORP.
CUSTOMER SERVICE UNIT**

AVIDA PARKFIELD SETTINGS PULILAN

SAMPLE COMPUTATION ONLY

Phase 1	Block 10	Lot 7	Lot Area 141.00	Floor Area 67.00	Model MACY
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N/A

SELLING PRICE		P 8,022,900.00
Less:	VAT(if applicable)	859,596.43
	10% Discount on Selling Price	716,330.36

SELLING PRICE AFTER DISCOUNTS		P 6,446,973.21
Add:	VAT(if applicable)	773,636.79
	Other Charges	451,288.12

TOTAL RECEIVABLE		P 7,671,898.12
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DOWNPAYMENT		
	Downpayment (20% of Selling Price)	1,444,122.00
	Total Other Charges & Fees	90,257.62

TOTAL REQUIRED DOWNPAYMENT		P 1,534,379.62
Less:	Reservation Fee	20,000.00
	08-Feb-24	

SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		P 1,514,379.62
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Spot Downpayment (10% of Selling Price)	702,061.00
Other Charges	45,128.81
Total Spot DP and Other Charges payable on or before:	P 747,189.81

23-Feb-24

Stretched Downpayment (10% of Selling Price)	722,061.00
Other Charges	45,128.81
Total Stretched DP and Other Charges payable in 12 months	P 767,189.81

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Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
1st Downpayment due on	02-Apr-24	60,171.75	3,760.73	63,932.48
2nd Downpayment due on	02-May-24	60,171.75	3,760.73	63,932.48
3rd Downpayment due on	02-Jun-24	60,171.75	3,760.73	63,932.48
4th Downpayment due on	02-Jul-24	60,171.75	3,760.73	63,932.48
5th Downpayment due on	02-Aug-24	60,171.75	3,760.73	63,932.48
6th Downpayment due on	02-Sep-24	60,171.75	3,760.73	63,932.48
7th Downpayment due on	02-Oct-24	60,171.75	3,760.73	63,932.48
8th Downpayment due on	02-Nov-24	60,171.75	3,760.73	63,932.48
9th Downpayment due on	02-Dec-24	60,171.75	3,760.73	63,932.48
10th Downpayment due on	02-Jan-25	60,171.75	3,760.73	63,932.48
11th Downpayment due on	02-Feb-25	60,171.75	3,760.73	63,932.48
12th Downpayment due on	02-Mar-25	60,171.75	3,760.78	63,932.53

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	02-Oct-24	
DUE AND PAYABLE ON	02-Apr-25	P 6,137,518.50
(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