

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
AVIDA TOWERS MAKATI SOUTHPOINT
SAMPLE COMPUTATION ONLY

Tower 1	Unit 1019	Floor 10	Floor Area 38.20	Model 1 BR W/ BALCONY
SELLING PRICE				P 11,257,600.00
Less: VAT(if applicable)				1,206,171.43
5%Discount On NSP				502,571.43
3.5% Anniv Promo Discount				351,800.00
1.9% Ayala Corp Anniv Discount				190,977.14
1% Conversion Completion Discount				100,514.29
Total Discount				1,145,862.86
SELLING PRICE AFTER DISCOUNTS				P 8,905,565.71
Add: VAT(if applicable)				1,068,667.89
Other Charges				730,389.60
TOTAL RECEIVABLE				P 10,704,623.20
DOWNPAYMENT				
Downpayment (20% of Selling Price)				1,994,846.72
Total Other Charges & Fees				146,077.92
TOTAL REQUIRED DOWNPAYMENT				P 2,140,924.64
Less: Reservation Fee				20,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES				P 2,120,924.64
Spot Downpayment (10% of Selling Price)				977,423.36
Other Charges				73,038.96
Total Spot DP and Other Charges payable on or before:				23-Feb-24 P 1,050,462.32
Stretched Downpayment (10% of Selling Price)				977,423.36
Other Charges				73,038.96
Total Stretched DP and Other Charges payable in 36 months				P 1,070,462.32

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
1st	Downpayment due on	02-Apr-24	27,706.20	2,028.86	29,735.06
2nd	Downpayment due on	02-May-24	27,706.20	2,028.86	29,735.06
3rd	Downpayment due on	02-Jun-24	27,706.20	2,028.86	29,735.06
4th	Downpayment due on	02-Jul-24	27,706.20	2,028.86	29,735.06
5th	Downpayment due on	02-Aug-24	27,706.20	2,028.86	29,735.06
6th	Downpayment due on	02-Sep-24	27,706.20	2,028.86	29,735.06
7th	Downpayment due on	02-Oct-24	27,706.20	2,028.86	29,735.06
8th	Downpayment due on	02-Nov-24	27,706.20	2,028.86	29,735.06
9th	Downpayment due on	02-Dec-24	27,706.20	2,028.86	29,735.06
10th	Downpayment due on	02-Jan-25	27,706.20	2,028.86	29,735.06
11th	Downpayment due on	02-Feb-25	27,706.20	2,028.86	29,735.06
12th	Downpayment due on	02-Mar-25	27,706.20	2,028.86	29,735.06
13th	Downpayment due on	02-Apr-25	27,706.20	2,028.86	29,735.06
14th	Downpayment due on	02-May-25	27,706.20	2,028.86	29,735.06
15th	Downpayment due on	02-Jun-25	27,706.20	2,028.86	29,735.06
16th	Downpayment due on	02-Jul-25	27,706.20	2,028.86	29,735.06
17th	Downpayment due on	02-Aug-25	27,706.20	2,028.86	29,735.06
18th	Downpayment due on	02-Sep-25	27,706.20	2,028.86	29,735.06
19th	Downpayment due on	02-Oct-25	27,706.20	2,028.86	29,735.06
20th	Downpayment due on	02-Nov-25	27,706.20	2,028.86	29,735.06
21st	Downpayment due on	02-Dec-25	27,706.20	2,028.86	29,735.06
22nd	Downpayment due on	02-Jan-26	27,706.20	2,028.86	29,735.06
23rd	Downpayment due on	02-Feb-26	27,706.20	2,028.86	29,735.06
24th	Downpayment due on	02-Mar-26	27,706.20	2,028.86	29,735.06
25th	Downpayment due on	02-Apr-26	27,706.20	2,028.86	29,735.06
26th	Downpayment due on	02-May-26	27,706.20	2,028.86	29,735.06
27th	Downpayment due on	02-Jun-26	27,706.20	2,028.86	29,735.06
28th	Downpayment due on	02-Jul-26	27,706.20	2,028.86	29,735.06
29th	Downpayment due on	02-Aug-26	27,706.20	2,028.86	29,735.06
30th	Downpayment due on	02-Sep-26	27,706.20	2,028.86	29,735.06
31st	Downpayment due on	02-Oct-26	27,706.20	2,028.86	29,735.06
32nd	Downpayment due on	02-Nov-26	27,706.20	2,028.86	29,735.06
33rd	Downpayment due on	02-Dec-26	27,706.20	2,028.86	29,735.06
34th	Downpayment due on	02-Jan-27	27,706.20	2,028.86	29,735.06
35th	Downpayment due on	02-Feb-27	27,706.20	2,028.86	29,735.06
36th	Downpayment due on	02-Mar-27	27,706.36	2,028.86	29,735.22

PAYMENT SCHEDULE: BALANCE			
Bank Guarantee must be submitted on or before			
DUE AND PAYABLE ON			
(Loanable from a Financing Institution)			
02-Oct-26			
02-Apr-26 P 8,563,698.56			

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