

20%DP36MOS-80%BF

AMAIA LAND CORP.
AMAIA SCAPES RIZAL
SAMPLE COMPUTATION SHEET

SECTOR	BLK	LOT	LOT AREA	FLOOR AREA	Starter Home 50
3	25	5	63 sqm	50 sqm	NON-RFO
SELLING PRICE (SP):					P 2,500,000.00
Less: Project Discount					-
SELLING PRICE after PROJECT DISCOUNT (SPAPD):					P 2,500,000.00
Less: VAT(if applicable)					-
SELLING PRICE BEFORE VAT (SPBV):					P 2,500,000.00
SELLING PRICE AFTER DISCOUNT (SPAD):					P 2,500,000.00
NET SELLING PRICE (NSP):					P 2,500,000.00
Add: VAT(if applicable)					-
OTHER CHARGES PAYABLE TO AMAIA					300,000.00
NET SELLING PRICE INCLUSIVE OF OTHER CHARGES (NSPOC):					P 2,800,000.00

Downpayment	20.0% of NSPOC	560,000.00
Less: Reservation Fee (RF)	14-Feb-25	(25,000.00)
DOWNPAYMENT NET OF RF		535,000.00
Due and payable as follows:		
Spot 0% Downpayment		
Due and payable on	0.0% of NSPOC	-
20% Balance Downpayment over 36 month/s		
Due and payable as follows:	20.0% of NSPOC less RF	535,000.00

	Due Date	Monthly Downpayment
1st Downpayment due on	14-Mar-25	14,861.11
2nd Downpayment due on	17-Apr-25	14,861.11
3rd Downpayment due on	17-May-25	14,861.11
4th Downpayment due on	17-Jun-25	14,861.11
5th Downpayment due on	17-Jul-25	14,861.11
6th Downpayment due on	17-Aug-25	14,861.11
7th Downpayment due on	17-Sep-25	14,861.11
8th Downpayment due on	17-Oct-25	14,861.11
9th Downpayment due on	17-Nov-25	14,861.11
10th Downpayment due on	17-Dec-25	14,861.11
11th Downpayment due on	17-Jan-26	14,861.11
12th Downpayment due on	17-Feb-26	14,861.11
13th Downpayment due on	17-Mar-26	14,861.11
14th Downpayment due on	17-Apr-26	14,861.11
15th Downpayment due on	17-May-26	14,861.11
16th Downpayment due on	17-Jun-26	14,861.11
17th Downpayment due on	17-Jul-26	14,861.11
18th Downpayment due on	17-Aug-26	14,861.11
19th Downpayment due on	17-Sep-26	14,861.11
20th Downpayment due on	17-Oct-26	14,861.11
21st Downpayment due on	17-Nov-26	14,861.11
22nd Downpayment due on	17-Dec-26	14,861.11
23rd Downpayment due on	17-Jan-27	14,861.11
24th Downpayment due on	17-Feb-27	14,861.11
25th Downpayment due on	17-Mar-27	14,861.11
26th Downpayment due on	17-Apr-27	14,861.11
27th Downpayment due on	17-May-27	14,861.11
28th Downpayment due on	17-Jun-27	14,861.11
29th Downpayment due on	17-Jul-27	14,861.11
30th Downpayment due on	17-Aug-27	14,861.11
31st Downpayment due on	17-Sep-27	14,861.11
32nd Downpayment due on	17-Oct-27	14,861.11
33rd Downpayment due on	17-Nov-27	14,861.11
34th Downpayment due on	17-Dec-27	14,861.11
35th Downpayment due on	17-Jan-28	14,861.11
Last Downpayment due on	17-Feb-28	14,861.15
-	-	-

BALANCE OF NSPOC LESS DOWNPAYMENT (Loanable from a financing institution)	P 2,240,000.00
Bank Guarantee to be submitted on or before	17-Sep-27
Due and Payable on	17-Mar-28

Notes:

Estimated Start of turnover: Apr-28 , or buyer's eliqiubty, whichever comes later.

1 .THIS COMPUTATION IS ONLY VALID AND BINDING IF SIGNED BY THE DULY AUTHORIZED SIGNATORIES of AMAIA LAND CORP.

2. In the event that there is an increase in the amount of OTHER CHARGES as dictated by gov't agencies, the SELLER shall have the right to charge the PURCHASER, and the PURCHASER agrees to pay, an amount proportionate to or corresponding to the said increase.

3. Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.

4. 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(i) of the RA and Sec 4.2 of the CTS

5. For Bank Financing Program, Buyer is required to Issue a post-dated check() 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 receive 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.

6. All payments/checks should be made payable, or deposited, to the account of AMAIA LAND CORP.

Prepared By:

Signature Over Printed Name
BUYER'S NAME

Approved By:

Signature Over Printed Name
SELLER'S NAME

Conforme:

Signature Over Printed Name
Purchaser

BP Number:

Contract Number:

Customer Number:
Allocation
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AMAIA LAND CORP.
3/13/2025 11:25
M.A: LOCAL