

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
SOUTHDALE SETTINGS NUVALI
SAMPLE COMPUTATION ONLY

*January 2 to March 31, 2023 reservations only.

Phase	Block	Lot	Lot Area	Floor Area	Model
1	27A	20	160	0	LOT ONLY

SELLING PRICE	P	6,896,000.00
Less: VAT(if applicable)		738,857.14
<i>*Docs and payment must be submitted within 20 days from RS date</i>		
SELLING PRICE AFTER DISCOUNTS	P	6,157,142.86
Add: VAT(if applicable)		738,857.14
Other Charges		456,000.00
TOTAL RECEIVABLE	P	7,352,000.00

DOWNPAYMENT	Downpayment (20% of Selling Price)	1,379,200.00
	Total Other Charges & Fees	91,200.00
TOTAL REQUIRED DOWNPAYMENT	P	1,470,400.00

Less: Reservation Fee	25-Jan-23	20,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES	P	1,450,400.00

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	13-Feb-23	32,361.90	2,171.43	34,533.33
	2nd Downpayment due on	16-Mar-23	32,361.90	2,171.43	34,533.33
	3rd Downpayment due on	16-Apr-23	32,361.90	2,171.43	34,533.33
	4th Downpayment due on	16-May-23	32,361.90	2,171.43	34,533.33
	5th Downpayment due on	16-Jun-23	32,361.90	2,171.43	34,533.33
	6th Downpayment due on	16-Jul-23	32,361.90	2,171.43	34,533.33
	7th Downpayment due on	16-Aug-23	32,361.90	2,171.43	34,533.33
	8th Downpayment due on	16-Sep-23	32,361.90	2,171.43	34,533.33
	9th Downpayment due on	16-Oct-23	32,361.90	2,171.43	34,533.33
	10th Downpayment due on	16-Nov-23	32,361.90	2,171.43	34,533.33
	11th Downpayment due on	16-Dec-23	32,361.90	2,171.43	34,533.33
	12th Downpayment due on	16-Jan-24	32,361.90	2,171.43	34,533.33
	13th Downpayment due on	16-Feb-24	32,361.90	2,171.43	34,533.33
	14th Downpayment due on	16-Mar-24	32,361.90	2,171.43	34,533.33
	15th Downpayment due on	16-Apr-24	32,361.90	2,171.43	34,533.33
	16th Downpayment due on	16-May-24	32,361.90	2,171.43	34,533.33
	17th Downpayment due on	16-Jun-24	32,361.90	2,171.43	34,533.33
	18th Downpayment due on	16-Jul-24	32,361.90	2,171.43	34,533.33
	19th Downpayment due on	16-Aug-24	32,361.90	2,171.43	34,533.33
	20th Downpayment due on	16-Sep-24	32,361.90	2,171.43	34,533.33
	21st Downpayment due on	16-Oct-24	32,361.90	2,171.43	34,533.33
	22nd Downpayment due on	16-Nov-24	32,361.90	2,171.43	34,533.33
	23rd Downpayment due on	16-Dec-24	32,361.90	2,171.43	34,533.33
	24th Downpayment due on	16-Jan-25	32,361.90	2,171.43	34,533.33
	25th Downpayment due on	16-Feb-25	32,361.90	2,171.43	34,533.33
	26th Downpayment due on	16-Mar-25	32,361.90	2,171.43	34,533.33
	27th Downpayment due on	16-Apr-25	32,361.90	2,171.43	34,533.33
	28th Downpayment due on	16-May-25	32,361.90	2,171.43	34,533.33
	29th Downpayment due on	16-Jun-25	32,361.90	2,171.43	34,533.33
	30th Downpayment due on	16-Jul-25	32,361.90	2,171.43	34,533.33
	31st Downpayment due on	16-Aug-25	32,361.90	2,171.43	34,533.33
	32nd Downpayment due on	16-Sep-25	32,361.90	2,171.43	34,533.33
	33rd Downpayment due on	16-Oct-25	32,361.90	2,171.43	34,533.33
	34th Downpayment due on	16-Nov-25	32,361.90	2,171.43	34,533.33
	35th Downpayment due on	16-Dec-25	32,361.90	2,171.43	34,533.33
	36th Downpayment due on	16-Jan-26	32,361.90	2,171.43	34,533.33
	37th Downpayment due on	16-Feb-26	32,361.90	2,171.43	34,533.33
	38th Downpayment due on	16-Mar-26	32,361.90	2,171.43	34,533.33
	39th Downpayment due on	16-Apr-26	32,361.90	2,171.43	34,533.33
	40th Downpayment due on	16-May-26	32,361.90	2,171.43	34,533.33
	41st Downpayment due on	16-Jun-26	32,361.90	2,171.43	34,533.33
	42nd Downpayment due on	16-Jul-26	32,362.10	2,171.37	34,533.47

PAYMENT SCHEDULE: BALANCE	Bank Guarantee must be submitted on or before	16-Feb-26
	DUE AND PAYABLE ON	15-Aug-26
	(Loanable from a Financing Institution)	P 5,881,600.00

NOTE:

- 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.
- 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 LAND CORP..
- Provided that the PURCHASER is in compliance with all the terms and conditions of the sale and purchase, expected delivery date shall be on **January 2026**.

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