

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

Tower	Unit	Floor	Floor Area	Model
2	1905	19	23.3	STUDIO
SELLING PRICE				P 6,731,000.00
Less:	VAT(if applicable)			721,178.57
	1% Disc on Net Selling Price			60,098.21
				Docs submission 20days from RS date
SELLING PRICE AFTER DISCOUNTS				P 5,949,723.22
Add:	VAT(if applicable)			713,966.79
	Other Charges			486,480.63
TOTAL RECEIVABLE				P 7,150,170.64
DOWNPAYMENT				
	Downpayment (20% of Selling Price)			1,332,738.00
	Total Other Charges & Fees			97,296.13
TOTAL REQUIRED DOWNPAYMENT				P 1,430,034.13
Less:	Reservation Fee	04-Jan-23		20,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES				P 1,410,034.13

60	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	23-Jan-23	21,878.97	1,621.60	23,500.57
	2nd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	3rd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	4th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	5th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	6th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	7th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	8th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	9th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	10th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	11th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	12th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	13th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	14th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	15th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	16th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	17th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	18th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	19th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	20th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	21st Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	22nd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	23rd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	24th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	25th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	26th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	27th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	28th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	29th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	30th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	31st Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	32nd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	33rd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	34th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	35th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	36th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	37th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	38th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	39th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	40th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	41st Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	42nd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	43rd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	44th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	45th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	46th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	47th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	48th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	49th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	50th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	51st Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	52nd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	53rd Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	54th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	55th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	56th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	57th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	58th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	59th Downpayment due on	01-Mar-23	21,878.97	1,621.60	23,500.57
	60th Downpayment due on	01-Mar-23	21,878.77	1,621.73	23,500.50

PAYMENT SCHEDULE: BALANCE				
	Bank Guarantee must be submitted on or before	01-Mar-23		
	DUE AND PAYABLE ON	01-Apr-23	P	5,720,136.51
	(Loanable from a Financing Institution)			

- 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 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.**
5. All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..