

**AVIDA LAND CORP.  
CUSTOMER SERVICE UNIT**

**AVERDEEN ESTATES NUVALI**

SAMPLE COMPUTATION ONLY

Phase	Block	Lot	Lot Area	Floor Area	Model	
1	3	27	182	95	ERIN	
<b>SELLING PRICE</b>						
					<b>P</b>	<b>12,613,000.00</b>
Less:	VAT(if applicable)					1,351,392.86
	Committed Sales Discount					30,000.00
	Other CS Discount					20,000.00
<b>SELLING PRICE AFTER DISCOUNTS</b>						
					<b>P</b>	<b>11,211,607.14</b>
Add:	VAT(if applicable)					1,345,392.86
	Other Charges					784,812.50
<b>TOTAL RECEIVABLE</b>						
					<b>P</b>	<b>13,341,812.50</b>
<b>DOWNPAYMENT</b>						
	Downpayment (20% of Selling Price)					2,511,400.00
	Total Other Charges & Fees					156,962.50
<b>TOTAL REQUIRED DOWNPAYMENT</b>						
					<b>P</b>	<b>2,668,362.50</b>
Less:	Reservation Fee		26-Jan-23			50,000.00
<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>						
					<b>P</b>	<b>2,618,362.50</b>

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	25-Feb-23	68,372.22	4,360.07	72,732.29
	2nd Downpayment due on	27-Mar-23	68,372.22	4,360.07	72,732.29
	3rd Downpayment due on	27-Apr-23	68,372.22	4,360.07	72,732.29
	4th Downpayment due on	27-May-23	68,372.22	4,360.07	72,732.29
	5th Downpayment due on	27-Jun-23	68,372.22	4,360.07	72,732.29
	6th Downpayment due on	27-Jul-23	68,372.22	4,360.07	72,732.29
	7th Downpayment due on	27-Aug-23	68,372.22	4,360.07	72,732.29
	8th Downpayment due on	27-Sep-23	68,372.22	4,360.07	72,732.29
	9th Downpayment due on	27-Oct-23	68,372.22	4,360.07	72,732.29
	10th Downpayment due on	27-Nov-23	68,372.22	4,360.07	72,732.29
	11th Downpayment due on	27-Dec-23	68,372.22	4,360.07	72,732.29
	12th Downpayment due on	27-Jan-24	68,372.22	4,360.07	72,732.29
	13th Downpayment due on	27-Feb-24	68,372.22	4,360.07	72,732.29
	14th Downpayment due on	27-Mar-24	68,372.22	4,360.07	72,732.29
	15th Downpayment due on	27-Apr-24	68,372.22	4,360.07	72,732.29
	16th Downpayment due on	27-May-24	68,372.22	4,360.07	72,732.29
	17th Downpayment due on	27-Jun-24	68,372.22	4,360.07	72,732.29
	18th Downpayment due on	27-Jul-24	68,372.22	4,360.07	72,732.29
	19th Downpayment due on	27-Aug-24	68,372.22	4,360.07	72,732.29
	20th Downpayment due on	27-Sep-24	68,372.22	4,360.07	72,732.29
	21st Downpayment due on	27-Oct-24	68,372.22	4,360.07	72,732.29
	22nd Downpayment due on	27-Nov-24	68,372.22	4,360.07	72,732.29
	23rd Downpayment due on	27-Dec-24	68,372.22	4,360.07	72,732.29
	24th Downpayment due on	27-Jan-25	68,372.22	4,360.07	72,732.29
	25th Downpayment due on	27-Feb-25	68,372.22	4,360.07	72,732.29
	26th Downpayment due on	27-Mar-25	68,372.22	4,360.07	72,732.29
	27th Downpayment due on	27-Apr-25	68,372.22	4,360.07	72,732.29
	28th Downpayment due on	27-May-25	68,372.22	4,360.07	72,732.29
	29th Downpayment due on	27-Jun-25	68,372.22	4,360.07	72,732.29
	30th Downpayment due on	27-Jul-25	68,372.22	4,360.07	72,732.29
	31st Downpayment due on	27-Aug-25	68,372.22	4,360.07	72,732.29
	32nd Downpayment due on	27-Sep-25	68,372.22	4,360.07	72,732.29
	33rd Downpayment due on	27-Oct-25	68,372.22	4,360.07	72,732.29
	34th Downpayment due on	27-Nov-25	68,372.22	4,360.07	72,732.29
	35th Downpayment due on	27-Dec-25	68,372.22	4,360.07	72,732.29
	36th Downpayment due on	27-Jan-26	68,372.30	4,360.05	72,732.35

<b>PAYMENT SCHEDULE: BALANCE</b>						
Bank Guarantee must be submitted on or before						27-Aug-25
DUE AND PAYABLE ON						27-Feb-26
(Loanable from a Financing Institution)					<b>P</b>	<b>10,673,450.00</b>

- 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
  - For Bank Financing Program, Buyer is required to issue a guarantee check covering the lump-sum payment. Upon Seller's receipt of the bank guarantee, the relevant guarantee check(s) covered thereby shall be returned to the Buyer.
  - All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..

<b>Bank Financing: Estimated Monthly Amortization (Mortgage Registration Charges not included)</b>						
Principal						10,045,600.00
Other Charges						627,850.00
<b>Total Bank Loanable Amount</b>					<b>P</b>	<b>10,673,450.00</b>

Term (Years)	Interest Rate	Factor Rate	From	To	Monthly Payment	NDI
5 Years	6.50%	0.0195661	27-Mar-26	27-Feb-31	<b>208,837.79</b>	522,094.48
10 Years	8.50%	0.0123986	27-Mar-26	31-Dec-09	<b>132,335.84</b>	330,839.60
15 Years	9.25%	0.0102919	27-Mar-26	31-Dec-14	<b>109,850.08</b>	274,625.20
20 Years	9.75%	0.0094852	27-Mar-26	31-Dec-19	<b>101,239.81</b>	253,099.53
25 Years	9.75%	0.0089114	27-Mar-26	31-Dec-24	<b>95,115.38</b>	237,788.45