

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
ONE ANTONIO
 SAMPLE COMPUTATION

Tower	Unit	Floor	Floor Area	Model
1	603	6	52.24	2 BEDROOM W/BALCONY (AS-IS, WHERE-IS)

SELLING PRICE		P	16,949,400.00
Less:	VAT(if applicable)		1,816,007.14
	Committed Sales Discount	CS/BS within 20days (Dec 16-31 RS)	30,000.00

SELLING PRICE AFTER DISCOUNTS		P	15,103,392.86
Add:	VAT(if applicable)		1,812,407.14
	Other Charges		1,358,237.50

TOTAL RECEIVABLE		P	18,274,037.50
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DOWNPAYMENT			
	Downpayment (20% of Selling Price)		3,383,160.00
	Total Other Charges & Fees		271,647.50

TOTAL REQUIRED DOWNPAYMENT		P	3,654,807.50
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Less:	Reservation Fee	27-Dec-22	50,000.00
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SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES		P	3,604,807.50
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42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	15-Jan-23	79,360.95	6,467.80	85,828.75
	2nd Downpayment due on	16-Feb-23	79,360.95	6,467.80	85,828.75
	3rd Downpayment due on	16-Mar-23	79,360.95	6,467.80	85,828.75
	4th Downpayment due on	16-Apr-23	79,360.95	6,467.80	85,828.75
	5th Downpayment due on	16-May-23	79,360.95	6,467.80	85,828.75
	6th Downpayment due on	16-Jun-23	79,360.95	6,467.80	85,828.75
	7th Downpayment due on	16-Jul-23	79,360.95	6,467.80	85,828.75
	8th Downpayment due on	16-Aug-23	79,360.95	6,467.80	85,828.75
	9th Downpayment due on	16-Sep-23	79,360.95	6,467.80	85,828.75
	10th Downpayment due on	16-Oct-23	79,360.95	6,467.80	85,828.75
	11th Downpayment due on	16-Nov-23	79,360.95	6,467.80	85,828.75
	12th Downpayment due on	16-Dec-23	79,360.95	6,467.80	85,828.75
	13th Downpayment due on	16-Jan-24	79,360.95	6,467.80	85,828.75
	14th Downpayment due on	16-Feb-24	79,360.95	6,467.80	85,828.75
	15th Downpayment due on	16-Mar-24	79,360.95	6,467.80	85,828.75
	16th Downpayment due on	16-Apr-24	79,360.95	6,467.80	85,828.75
	17th Downpayment due on	16-May-24	79,360.95	6,467.80	85,828.75
	18th Downpayment due on	16-Jun-24	79,360.95	6,467.80	85,828.75
	19th Downpayment due on	16-Jul-24	79,360.95	6,467.80	85,828.75
	20th Downpayment due on	16-Aug-24	79,360.95	6,467.80	85,828.75
	21st Downpayment due on	16-Sep-24	79,360.95	6,467.80	85,828.75
	22nd Downpayment due on	16-Oct-24	79,360.95	6,467.80	85,828.75
	23rd Downpayment due on	16-Nov-24	79,360.95	6,467.80	85,828.75
	24th Downpayment due on	16-Dec-24	79,360.95	6,467.80	85,828.75
	25th Downpayment due on	16-Jan-25	79,360.95	6,467.80	85,828.75
	26th Downpayment due on	16-Feb-25	79,360.95	6,467.80	85,828.75
	27th Downpayment due on	16-Mar-25	79,360.95	6,467.80	85,828.75
	28th Downpayment due on	16-Apr-25	79,360.95	6,467.80	85,828.75
	29th Downpayment due on	16-May-25	79,360.95	6,467.80	85,828.75
	30th Downpayment due on	16-Jun-25	79,360.95	6,467.80	85,828.75
	31st Downpayment due on	16-Jul-25	79,360.95	6,467.80	85,828.75
	32nd Downpayment due on	16-Aug-25	79,360.95	6,467.80	85,828.75
	33rd Downpayment due on	16-Sep-25	79,360.95	6,467.80	85,828.75
	34th Downpayment due on	16-Oct-25	79,360.95	6,467.80	85,828.75
	35th Downpayment due on	16-Nov-25	79,360.95	6,467.80	85,828.75
	36th Downpayment due on	16-Dec-25	79,360.95	6,467.80	85,828.75
	37th Downpayment due on	16-Jan-26	79,360.95	6,467.80	85,828.75
	38th Downpayment due on	16-Feb-26	79,360.95	6,467.80	85,828.75
	39th Downpayment due on	16-Mar-26	79,360.95	6,467.80	85,828.75
	40th Downpayment due on	16-Apr-26	79,360.95	6,467.80	85,828.75
	41st Downpayment due on	16-May-26	79,360.95	6,467.80	85,828.75
	42nd Downpayment due on	16-Jun-26	79,361.05	6,467.70	85,828.75

PAYMENT SCHEDULE: BALANCE			
	Bank Guarantee must be submitted on or before	16-Jan-26	
	DUE AND PAYABLE ON	16-Jul-26	P 14,619,230.00
	(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
 - 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..