

**AVIDA LAND CORP.**  
**CUSTOMER SERVICE UNIT**  
**SERIN EAST TAGAYTAY**  
**SAMPLE COMPUTATION ONLY**

\*For April 1 to May 22, 2023 reservations only.

<b>Tower</b>	<b>Unit</b>	<b>Floor</b>	<b>Floor Area</b>	<b>Model</b>
4	1228	12	23.30	STUDIO

<b>SELLING PRICE</b>	<b>P</b>	<b>5,844,000.00</b>
Less: VAT(if applicable)		626,142.86

<b>SELLING PRICE AFTER DISCOUNTS</b>	<b>P</b>	<b>5,217,857.14</b>
Add: VAT(if applicable)		626,142.86
Other Charges		395,250.00

<b>TOTAL RECEIVABLE</b>	<b>P</b>	<b>6,239,250.00</b>
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<b>DOWNPAYMENT</b>		
Downpayment (20% of Selling Price)		1,168,800.00
Total Other Charges & Fees		79,050.00

<b>TOTAL REQUIRED DOWNPAYMENT</b>	<b>P</b>	<b>1,247,850.00</b>
Less: Reservation Fee	05-May-23	20,000.00

<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>	<b>P</b>	<b>1,227,850.00</b>
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36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	24-May-23	31,911.11	2,195.83	34,106.94
	2nd Downpayment due on	23-Jun-23	31,911.11	2,195.83	34,106.94
	3rd Downpayment due on	23-Jul-23	31,911.11	2,195.83	34,106.94
	4th Downpayment due on	22-Aug-23	31,911.11	2,195.83	34,106.94
	5th Downpayment due on	21-Sep-23	31,911.11	2,195.83	34,106.94
	6th Downpayment due on	21-Oct-23	31,911.11	2,195.83	34,106.94
	7th Downpayment due on	20-Nov-23	31,911.11	2,195.83	34,106.94
	8th Downpayment due on	20-Dec-23	31,911.11	2,195.83	34,106.94
	9th Downpayment due on	19-Jan-24	31,911.11	2,195.83	34,106.94
	10th Downpayment due on	18-Feb-24	31,911.11	2,195.83	34,106.94
	11th Downpayment due on	19-Mar-24	31,911.11	2,195.83	34,106.94
	12th Downpayment due on	18-Apr-24	31,911.11	2,195.83	34,106.94
	13th Downpayment due on	18-May-24	31,911.11	2,195.83	34,106.94
	14th Downpayment due on	17-Jun-24	31,911.11	2,195.83	34,106.94
	15th Downpayment due on	17-Jul-24	31,911.11	2,195.83	34,106.94
	16th Downpayment due on	16-Aug-24	31,911.11	2,195.83	34,106.94
	17th Downpayment due on	15-Sep-24	31,911.11	2,195.83	34,106.94
	18th Downpayment due on	15-Oct-24	31,911.11	2,195.83	34,106.94
	19th Downpayment due on	14-Nov-24	31,911.11	2,195.83	34,106.94
	20th Downpayment due on	14-Dec-24	31,911.11	2,195.83	34,106.94
	21st Downpayment due on	13-Jan-25	31,911.11	2,195.83	34,106.94
	22nd Downpayment due on	12-Feb-25	31,911.11	2,195.83	34,106.94
	23rd Downpayment due on	14-Mar-25	31,911.11	2,195.83	34,106.94
	24th Downpayment due on	13-Apr-25	31,911.11	2,195.83	34,106.94
	25th Downpayment due on	13-May-25	31,911.11	2,195.83	34,106.94
	26th Downpayment due on	12-Jun-25	31,911.11	2,195.83	34,106.94
	27th Downpayment due on	12-Jul-25	31,911.11	2,195.83	34,106.94
	28th Downpayment due on	11-Aug-25	31,911.11	2,195.83	34,106.94
	29th Downpayment due on	10-Sep-25	31,911.11	2,195.83	34,106.94
	30th Downpayment due on	10-Oct-25	31,911.11	2,195.83	34,106.94
	31st Downpayment due on	09-Nov-25	31,911.11	2,195.83	34,106.94
	32nd Downpayment due on	09-Dec-25	31,911.11	2,195.83	34,106.94
	33rd Downpayment due on	08-Jan-26	31,911.11	2,195.83	34,106.94
	34th Downpayment due on	07-Feb-26	31,911.11	2,195.83	34,106.94
	35th Downpayment due on	09-Mar-26	31,911.11	2,195.83	34,106.94
	36th Downpayment due on	08-Apr-26	31,911.15	2,195.95	34,107.10

<b>PAYMENT SCHEDULE: BALANCE</b>		
Bank Guarantee must be submitted on or before	09-Nov-25	
DUE AND PAYABLE ON	08-May-26	<b>P 4,991,400.00</b>
(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 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..

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