

PAYTERM APPLICABLE FOR LOCAL BUYERS ONLY

**AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
AVIDA TOWERS ONE UNION PLACE
SAMPLE COMPUTATION ONLY**

Tower	Unit	Floor	Floor Area	Model
2	1116	11	22.8	STUDIO
SELLING PRICE				P 5,117,000.00
Less:	VAT(if applicable)			548,250.00
	5% Discount on 10% SFDP			22,843.75
SELLING PRICE AFTER DISCOUNTS				P 4,545,906.25
Add:	VAT(if applicable)			545,508.75
	Other Charges			383,213.44
TOTAL RECEIVABLE				P 5,474,628.44
DOWNPAYMENT				
	Downpayment (20% of Selling Price)			1,018,283.00
	Total Other Charges & Fees			76,642.69
TOTAL REQUIRED DOWNPAYMENT				P 1,094,925.69
Less:	Reservation Fee	24-May-20		20,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES				P 1,074,925.69

Spot Downpayment (10% of Selling Price)		489,141.50
Other Charges		38,321.34
Total Spot DP and Other Charges payable on or before:	12-Jun-20	P 527,462.84
Stretched Downpayment (10% of Selling Price)		509,141.50
Other Charges		38,321.35
Total Stretched DP and Other Charges payable in 18 months		P 547,462.85

18	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	17-Jul-20	28,285.64	2,128.96	30,414.60
	2nd Downpayment due on	17-Aug-20	28,285.64	2,128.96	30,414.60
	3rd Downpayment due on	17-Sep-20	28,285.64	2,128.96	30,414.60
	4th Downpayment due on	17-Oct-20	28,285.64	2,128.96	30,414.60
	5th Downpayment due on	17-Nov-20	28,285.64	2,128.96	30,414.60
	6th Downpayment due on	17-Dec-20	28,285.64	2,128.96	30,414.60
	7th Downpayment due on	17-Jan-21	28,285.64	2,128.96	30,414.60
	8th Downpayment due on	17-Feb-21	28,285.64	2,128.96	30,414.60
	9th Downpayment due on	17-Mar-21	28,285.64	2,128.96	30,414.60
	10th Downpayment due on	17-Apr-21	28,285.64	2,128.96	30,414.60
	11th Downpayment due on	17-May-21	28,285.64	2,128.96	30,414.60
	12th Downpayment due on	17-Jun-21	28,285.64	2,128.96	30,414.60
	13th Downpayment due on	17-Jul-21	28,285.64	2,128.96	30,414.60
	14th Downpayment due on	17-Aug-21	28,285.64	2,128.96	30,414.60
	15th Downpayment due on	17-Sep-21	28,285.64	2,128.96	30,414.60
	16th Downpayment due on	17-Oct-21	28,285.64	2,128.96	30,414.60
	17th Downpayment due on	17-Nov-21	28,285.64	2,128.96	30,414.60
	18th Downpayment due on	17-Dec-21	28,285.62	2,129.03	30,414.65

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before	17-Jul-21	
DUE AND PAYABLE ON	17-Jan-22	P 4,379,702.75
(Loanable from a Financing Institution)		

NOTE:

- In the event of an increase in Other Charges, AYALA LAND INC. 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 AYALA LAND INC