

**AVIDA LAND CORP.**  
**CUSTOMER SERVICE UNIT**  
**CAPITAL HOUSE**

**SAMPLE COMPUTATION ONLY**

<b>Tower</b>	<b>Unit</b>	<b>Floor</b>	<b>Floor Area</b>	<b>Model</b>
1	1911	19	62.46	UNIT A

<b>SELLING PRICE</b>		<b>P 18,530,000.00</b>
Less:	VAT(if applicable)	1,985,357.14
	10% Discount on 10% SFDP	165,446.43

<b>SELLING PRICE AFTER DISCOUNTS</b>		<b>P 16,379,196.43</b>
Add:	VAT(if applicable)	1,965,503.57
	Other Charges	1,146,543.75

<b>TOTAL RECEIVABLE</b>		<b>P 19,491,243.75</b>
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<b>DOWNPAYMENT</b>		
	Downpayment (20% of Selling Price)	3,668,940.00
	Total Other Charges & Fees	229,308.75

<b>TOTAL REQUIRED DOWNPAYMENT</b>		<b>P 3,898,248.75</b>
Less:	Reservation Fee	02-Nov-20 100,000.00

<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>		<b>P 3,798,248.75</b>
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	Spot Downpayment (10% of Selling Price)	1,734,470.00
	Other Charges	114,654.38
	<b>Total Spot DP and Other Charges payable on or before:</b>	<b>22-Nov-20 P 1,849,124.38</b>

	Stretched Downpayment (10% of Selling Price)	1,834,470.00
	Other Charges	114,654.37
	<b>Total Stretched DP and Other Charges payable in 6 months</b>	<b>P 1,949,124.37</b>

6	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	02-Jan-21	305,745.00	19,109.06	324,854.06
	2nd Downpayment due on	02-Feb-21	305,745.00	19,109.06	324,854.06
	3rd Downpayment due on	02-Mar-21	305,745.00	19,109.06	324,854.06
	4th Downpayment due on	02-Apr-21	305,745.00	19,109.06	324,854.06
	5th Downpayment due on	02-May-21	305,745.00	19,109.06	324,854.06
	6th Downpayment due on	02-Jun-21	305,745.00	19,109.07	324,854.07

<b>PAYMENT SCHEDULE: BALANCE</b>		
	Bank Guarantee must be submitted on or before	22-Nov-20
	<b>DUE AND PAYABLE ON</b>	02-Jul-21
	(Loanable from a Financing Institution)	<b>P15,592,995.00</b>

- NOTE:**
- In the event of an increase in Other Charges, BGNORTH PROPERTIES, 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 BGNORTH PROPERTIES, INC..

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