

PAYTERM PROMO: 5% SPOT, 10% IN 36-MOS BAL BF- PLEASE NOTE THAT THIS PAYTERM IS NOT APPLICABLE TO EARLY!

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
AVIDA TOWERS INTIMA
SAMPLE COMPUTATION

Tower	Unit	Floor	Floor Area	Model
1	119	1	27.2	STUDIO W/ BALCONY (AS-IS, WHERE-IS)

SELLING PRICE				P	5,060,160.00
Less:	VAT(if applicable)				542,160.00
	5% Discount on 5% SFDP				11,295.00
	Committed Sales Discount	CS docs and payment submission	25-Sep-21		35,000.00
	Local Buyer Discount				451,800.00

SELLING PRICE AFTER DISCOUNTS				P	4,019,905.00
Add:	VAT(if applicable)				482,388.60
	Other Charges				387,393.35

TOTAL RECEIVABLE				P	4,889,686.95
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DOWNPAYMENT					
	Downpayment (15% of Selling Price)				675,344.04
	Total Other Charges & Fees				58,109.00

TOTAL REQUIRED DOWNPAYMENT				P	733,453.04
Less:	Reservation Fee		06-Sep-21		20,000.00

SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES				P	713,453.04
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	Spot Downpayment (5% of Selling Price)				205,114.68
	Other Charges				19,369.67
	Total Spot DP and Other Charges payable on or before:		25-Sep-21	P	224,484.35

	Stretched Downpayment (10% of Selling Price)				450,229.36
	Other Charges				38,739.33
	Total Stretched DP and Other Charges payable in 36 months			P	488,968.69

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	02-Oct-21	12,506.37	1,076.09	13,582.46
	2nd Downpayment due on	02-Nov-21	12,506.37	1,076.09	13,582.46
	3rd Downpayment due on	02-Dec-21	12,506.37	1,076.09	13,582.46
	4th Downpayment due on	02-Jan-22	12,506.37	1,076.09	13,582.46
	5th Downpayment due on	02-Feb-22	12,506.37	1,076.09	13,582.46
	6th Downpayment due on	02-Mar-22	12,506.37	1,076.09	13,582.46
	7th Downpayment due on	02-Apr-22	12,506.37	1,076.09	13,582.46
	8th Downpayment due on	02-May-22	12,506.37	1,076.09	13,582.46
	9th Downpayment due on	02-Jun-22	12,506.37	1,076.09	13,582.46
	10th Downpayment due on	02-Jul-22	12,506.37	1,076.09	13,582.46
	11th Downpayment due on	02-Aug-22	12,506.37	1,076.09	13,582.46
	12th Downpayment due on	02-Sep-22	12,506.37	1,076.09	13,582.46
	13th Downpayment due on	02-Oct-22	12,506.37	1,076.09	13,582.46
	14th Downpayment due on	02-Nov-22	12,506.37	1,076.09	13,582.46
	15th Downpayment due on	02-Dec-22	12,506.37	1,076.09	13,582.46
	16th Downpayment due on	02-Jan-23	12,506.37	1,076.09	13,582.46
	17th Downpayment due on	02-Feb-23	12,506.37	1,076.09	13,582.46
	18th Downpayment due on	02-Mar-23	12,506.37	1,076.09	13,582.46
	19th Downpayment due on	02-Apr-23	12,506.37	1,076.09	13,582.46
	20th Downpayment due on	02-May-23	12,506.37	1,076.09	13,582.46
	21st Downpayment due on	02-Jun-23	12,506.37	1,076.09	13,582.46
	22nd Downpayment due on	02-Jul-23	12,506.37	1,076.09	13,582.46
	23rd Downpayment due on	02-Aug-23	12,506.37	1,076.09	13,582.46
	24th Downpayment due on	02-Sep-23	12,506.37	1,076.09	13,582.46
	25th Downpayment due on	02-Oct-23	12,506.37	1,076.09	13,582.46
	26th Downpayment due on	02-Nov-23	12,506.37	1,076.09	13,582.46
	27th Downpayment due on	02-Dec-23	12,506.37	1,076.09	13,582.46
	28th Downpayment due on	02-Jan-24	12,506.37	1,076.09	13,582.46
	29th Downpayment due on	02-Feb-24	12,506.37	1,076.09	13,582.46
	30th Downpayment due on	02-Mar-24	12,506.37	1,076.09	13,582.46
	31st Downpayment due on	02-Apr-24	12,506.37	1,076.09	13,582.46
	32nd Downpayment due on	02-May-24	12,506.37	1,076.09	13,582.46
	33rd Downpayment due on	02-Jun-24	12,506.37	1,076.09	13,582.46
	34th Downpayment due on	02-Jul-24	12,506.37	1,076.09	13,582.46
	35th Downpayment due on	02-Aug-24	12,506.37	1,076.09	13,582.46
	36th Downpayment due on	02-Sep-24	12,506.37	1,076.09	13,582.46

PAYMENT SCHEDULE: BALANCE					
	Bank Guarantee must be submitted on or before		02-Apr-24		
	DUE AND PAYABLE ON		02-Oct-24	P	4,156,233.91
	(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..