

**AVIDA LAND CORP.  
CUSTOMER SERVICE UNIT**

**THE MONTANE**

**SAMPLE COMPUTATION ONLY**

<b>Tower</b>	<b>Unit</b>	<b>Floor</b>	<b>Floor Area</b>	<b>Model</b>
1	1207	12	38.85	1 BEDROOM

<b>SELLING PRICE</b>	<b>P</b>	<b>11,472,000.00</b>
Less: VAT(if applicable)		1,229,142.86
10% Discount on Spot 10%		102,428.57
Booking Sales Discount (RS from OCT. 21 to 31, docs. Must be submitted on or before NOV. 19)		275,000.00

<b>SELLING PRICE AFTER DISCOUNTS</b>	<b>P</b>	<b>9,865,428.57</b>
Add: VAT(if applicable)		1,183,851.43
Other Charges		730,580.00

<b>TOTAL RECEIVABLE</b>	<b>P</b>	<b>11,779,860.00</b>
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<b>DOWNPAYMENT</b>		
Downpayment (20% of Selling Price)		2,209,856.00
Total Other Charges & Fees		146,116.00

<b>TOTAL REQUIRED DOWNPAYMENT</b>	<b>P</b>	<b>2,355,972.00</b>
Less: Reservation Fee	29-Oct-21	20,000.00

<b>SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES</b>	<b>P</b>	<b>2,335,972.00</b>
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Spot Downpayment (10% of Selling Price)		1,084,928.00
Other Charges		73,058.00
<b>Total Spot DP and Other Charges payable on or before:</b>	<b>19-Nov-21</b>	<b>P 1,157,986.00</b>

Stretched Downpayment (10% of Selling Price)		1,104,928.00
Other Charges		73,058.00
<b>Total Stretched DP and Other Charges payable in 6 months</b>		<b>P 1,177,986.00</b>

<b>6</b>	<b>Months Schedule</b>	<b>Due Date</b>	<b>Monthly Payment</b>	<b>Other Charges</b>	<b>Total Monthly Payment</b>
	1st Downpayment due on	02-Jan-22	184,154.67	12,176.33	196,331.00
	2nd Downpayment due on	02-Feb-22	184,154.67	12,176.33	196,331.00
	3rd Downpayment due on	02-Mar-22	184,154.67	12,176.33	196,331.00
	4th Downpayment due on	02-Apr-22	184,154.67	12,176.33	196,331.00
	5th Downpayment due on	02-May-22	184,154.67	12,176.33	196,331.00
	6th Downpayment due on	02-Jun-22	184,154.65	12,176.35	196,331.00

<b>PAYMENT SCHEDULE: BALANCE</b>		
Bank Guarantee must be submitted on or before	02-Jan-22	
<b>DUE AND PAYABLE ON</b>	03-Jul-22	<b>P 9,423,888.00</b>
(Loanable from a Financing Institution)		

**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:

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Signature Over Printed Name  
Customer Service Staff

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Signature Over Printed Name  
Customer Service Supervisor / Team Leader

Conforme:

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Signature Over Printed Name  
Purchaser