

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
AVERDEEN ESTATES NUVALI
SAMPLE COMPUTATION ONLY

Phase 1	Block 22	Lot 5	Lot Area 160	Floor Area 0	Model LOT ONLY - UPHILL	
RESERVATION FROM MAR 1-31						
SELLING PRICE					P	6,208,000.00
Less:	VAT(if applicable)				665,142.86	
	Committed Sales Discount		<i>Complete booking docs and payments must be submitted 20 days from the RS date</i>		35,000.00	
SELLING PRICE AFTER DISCOUNTS					P	5,507,857.14
Add:	VAT(if applicable)				660,942.86	
	Other Charges				385,550.00	
TOTAL RECEIVABLE					P	6,554,350.00
DOWNPAYMENT						
	Downpayment (20% of Selling Price)				1,233,760.00	
	Total Other Charges & Fees				77,110.00	
TOTAL REQUIRED DOWNPAYMENT					P	1,310,870.00
Less:	Reservation Fee		10-Mar-22		50,000.00	
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES					P	1,260,870.00

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	29-Mar-22	32,882.22	2,141.94	35,024.16
	2nd Downpayment due on	02-May-22	32,882.22	2,141.94	35,024.16
	3rd Downpayment due on	02-Jun-22	32,882.22	2,141.94	35,024.16
	4th Downpayment due on	02-Jul-22	32,882.22	2,141.94	35,024.16
	5th Downpayment due on	02-Aug-22	32,882.22	2,141.94	35,024.16
	6th Downpayment due on	02-Sep-22	32,882.22	2,141.94	35,024.16
	7th Downpayment due on	02-Oct-22	32,882.22	2,141.94	35,024.16
	8th Downpayment due on	02-Nov-22	32,882.22	2,141.94	35,024.16
	9th Downpayment due on	02-Dec-22	32,882.22	2,141.94	35,024.16
	10th Downpayment due on	02-Jan-23	32,882.22	2,141.94	35,024.16
	11th Downpayment due on	02-Feb-23	32,882.22	2,141.94	35,024.16
	12th Downpayment due on	02-Mar-23	32,882.22	2,141.94	35,024.16
	13th Downpayment due on	02-Apr-23	32,882.22	2,141.94	35,024.16
	14th Downpayment due on	02-May-23	32,882.22	2,141.94	35,024.16
	15th Downpayment due on	02-Jun-23	32,882.22	2,141.94	35,024.16
	16th Downpayment due on	02-Jul-23	32,882.22	2,141.94	35,024.16
	17th Downpayment due on	02-Aug-23	32,882.22	2,141.94	35,024.16
	18th Downpayment due on	02-Sep-23	32,882.22	2,141.94	35,024.16
	19th Downpayment due on	02-Oct-23	32,882.22	2,141.94	35,024.16
	20th Downpayment due on	02-Nov-23	32,882.22	2,141.94	35,024.16
	21st Downpayment due on	02-Dec-23	32,882.22	2,141.94	35,024.16
	22nd Downpayment due on	02-Jan-24	32,882.22	2,141.94	35,024.16
	23rd Downpayment due on	02-Feb-24	32,882.22	2,141.94	35,024.16
	24th Downpayment due on	02-Mar-24	32,882.22	2,141.94	35,024.16
	25th Downpayment due on	02-Apr-24	32,882.22	2,141.94	35,024.16
	26th Downpayment due on	02-May-24	32,882.22	2,141.94	35,024.16
	27th Downpayment due on	02-Jun-24	32,882.22	2,141.94	35,024.16
	28th Downpayment due on	02-Jul-24	32,882.22	2,141.94	35,024.16
	29th Downpayment due on	02-Aug-24	32,882.22	2,141.94	35,024.16
	30th Downpayment due on	02-Sep-24	32,882.22	2,141.94	35,024.16
	31st Downpayment due on	02-Oct-24	32,882.22	2,141.94	35,024.16
	32nd Downpayment due on	02-Nov-24	32,882.22	2,141.94	35,024.16
	33rd Downpayment due on	02-Dec-24	32,882.22	2,141.94	35,024.16
	34th Downpayment due on	02-Jan-25	32,882.22	2,141.94	35,024.16
	35th Downpayment due on	02-Feb-25	32,882.22	2,141.94	35,024.16
	36th Downpayment due on	02-Mar-25	32,882.30	2,142.10	35,024.40

PAYMENT SCHEDULE: BALANCE				
	Bank Guarantee must be submitted on or before		02-Oct-24	
	DUE AND PAYABLE ON		02-Apr-25	
	(Loanable from a Financing Institution)		P	5,243,480.00

NOTE:

1. 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
2. Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents
3. 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 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
5. All payments covering the due dates and amounts above should be made payable to AVIDA LAND CORP..
6. *Provided that the PURCHASER is in compliance with all the terms and conditions of the sale and purchase,* expected delivery date shall be on **March 2026**.

Bank Financing: Estimated Monthly Amortization (Mortgage Registration Charges not included)				
	Principal		4,935,040.00	
	Other Charges		308,440.00	
	Total Bank Loanable Amount		02-Apr-25	P
				5,243,480.00