

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
SOUTHDALE SETTINGS NUVALI
SAMPLE COMPUTATION ONLY

Phase 1	Block 16A	Lot 2	Lot Area 168	Floor Area 0	Model LOT ONLY	
RESERVATION FROM FEB 3-28						
SELLING PRICE					P	6,238,000.00
Less:	VAT(if applicable)				668,357.14	
	Committed Sales Discount		BOOKING DOCS AND PAYMENTS MUST BE SUBMITTED 20 DAYS FROM THE RS DATE		35,000.00	
SELLING PRICE AFTER DISCOUNTS					P	5,534,642.86
Add:	VAT(if applicable)				664,157.14	
	Other Charges				387,425.00	
TOTAL RECEIVABLE					P	6,586,225.00
DOWNPAYMENT						
	Downpayment (20% of Selling Price)				1,239,760.00	
	Total Other Charges & Fees				77,485.00	
TOTAL REQUIRED DOWNPAYMENT					P	1,317,245.00
Less:	Reservation Fee		10-Mar-22		20,000.00	
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES					P	1,297,245.00

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	29-Mar-22	33,882.22	2,152.36	36,034.58
	2nd Downpayment due on	17-Apr-22	33,882.22	2,152.36	36,034.58
	3rd Downpayment due on	17-May-22	33,882.22	2,152.36	36,034.58
	4th Downpayment due on	17-Jun-22	33,882.22	2,152.36	36,034.58
	5th Downpayment due on	17-Jul-22	33,882.22	2,152.36	36,034.58
	6th Downpayment due on	17-Aug-22	33,882.22	2,152.36	36,034.58
	7th Downpayment due on	17-Sep-22	33,882.22	2,152.36	36,034.58
	8th Downpayment due on	17-Oct-22	33,882.22	2,152.36	36,034.58
	9th Downpayment due on	17-Nov-22	33,882.22	2,152.36	36,034.58
	10th Downpayment due on	17-Dec-22	33,882.22	2,152.36	36,034.58
	11th Downpayment due on	17-Jan-23	33,882.22	2,152.36	36,034.58
	12th Downpayment due on	17-Feb-23	33,882.22	2,152.36	36,034.58
	13th Downpayment due on	17-Mar-23	33,882.22	2,152.36	36,034.58
	14th Downpayment due on	17-Apr-23	33,882.22	2,152.36	36,034.58
	15th Downpayment due on	17-May-23	33,882.22	2,152.36	36,034.58
	16th Downpayment due on	17-Jun-23	33,882.22	2,152.36	36,034.58
	17th Downpayment due on	17-Jul-23	33,882.22	2,152.36	36,034.58
	18th Downpayment due on	17-Aug-23	33,882.22	2,152.36	36,034.58
	19th Downpayment due on	17-Sep-23	33,882.22	2,152.36	36,034.58
	20th Downpayment due on	17-Oct-23	33,882.22	2,152.36	36,034.58
	21st Downpayment due on	17-Nov-23	33,882.22	2,152.36	36,034.58
	22nd Downpayment due on	17-Dec-23	33,882.22	2,152.36	36,034.58
	23rd Downpayment due on	17-Jan-24	33,882.22	2,152.36	36,034.58
	24th Downpayment due on	17-Feb-24	33,882.22	2,152.36	36,034.58
	25th Downpayment due on	17-Mar-24	33,882.22	2,152.36	36,034.58
	26th Downpayment due on	17-Apr-24	33,882.22	2,152.36	36,034.58
	27th Downpayment due on	17-May-24	33,882.22	2,152.36	36,034.58
	28th Downpayment due on	17-Jun-24	33,882.22	2,152.36	36,034.58
	29th Downpayment due on	17-Jul-24	33,882.22	2,152.36	36,034.58
	30th Downpayment due on	17-Aug-24	33,882.22	2,152.36	36,034.58
	31st Downpayment due on	17-Sep-24	33,882.22	2,152.36	36,034.58
	32nd Downpayment due on	17-Oct-24	33,882.22	2,152.36	36,034.58
	33rd Downpayment due on	17-Nov-24	33,882.22	2,152.36	36,034.58
	34th Downpayment due on	17-Dec-24	33,882.22	2,152.36	36,034.58
	35th Downpayment due on	17-Jan-25	33,882.22	2,152.36	36,034.58
	36th Downpayment due on	17-Feb-25	33,882.30	2,152.40	36,034.70

PAYMENT SCHEDULE: BALANCE						
	Bank Guarantee must be submitted on or before				17-Sep-24	
	DUE AND PAYABLE ON				17-Mar-25	P
	(Loanable from a Financing Institution)					5,268,980.00

- 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..
 - Provided that the PURCHASER is in compliance with all the terms and conditions of the sale and purchase, expected delivery date shall be on **January 2026**.

Bank Financing: Estimated Monthly Amortization (Mortgage Registration Charges not included)						
	Principal				4,959,040.00	
	Other Charges				309,940.00	
	Total Bank Loanable Amount				17-Mar-25	P
						5,268,980.00