

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

Tower 1 **Unit** 14 **Floor** 6 **Floor Area** 23.4 **Model** STUDIO

SELLING PRICE	P 4,829,000.00
Less: VAT (if applicable)	517,392.86
6% Local Buyer Discount	258,696.43
RS-BS Discount	60,000.00
1% Additional Discount	39,929.11
	(docs and 10% sfpd must be submitted 20 days before RS date)

SELLING PRICE AFTER DISCOUNTS	P 3,952,981.60
Add: VAT (if applicable)	474,357.79
Other Charges	391,708.71

TOTAL RECEIVABLE	P 4,819,048.10
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DOWNPAYMENT	
Downpayment (15% of Selling Price)	664,100.91
Total Other Charges & Fees	58,756.31

TOTAL REQUIRED DOWNPAYMENT	P 722,857.22
Less: Reservation Fee	20,000.00
	14-May-21

SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES	P 702,857.22
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Spot Downpayment (10% of Selling Price)	422,733.94
Other Charges	39,170.87
Total Spot DP and Other Charges payable on or before:	P 461,904.81
	02-Jun-21

Stretched Downpayment (5% of Selling Price)	221,366.97
Other Charges	19,585.44
Total Stretched DP and Other Charges payable in 60 months	P 240,952.41

60	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	02-Jul-21	3,689.45	326.42	4,015.87
	2nd Downpayment due on	02-Aug-21	3,689.45	326.42	4,015.87
	3rd Downpayment due on	02-Sep-21	3,689.45	326.42	4,015.87
	4th Downpayment due on	02-Oct-21	3,689.45	326.42	4,015.87
	5th Downpayment due on	02-Nov-21	3,689.45	326.42	4,015.87
	6th Downpayment due on	02-Dec-21	3,689.45	326.42	4,015.87
	7th Downpayment due on	02-Jan-22	3,689.45	326.42	4,015.87
	8th Downpayment due on	02-Feb-22	3,689.45	326.42	4,015.87
	9th Downpayment due on	02-Mar-22	3,689.45	326.42	4,015.87
	10th Downpayment due on	02-Apr-22	3,689.45	326.42	4,015.87
	11th Downpayment due on	02-May-22	3,689.45	326.42	4,015.87
	12th Downpayment due on	02-Jun-22	3,689.45	326.42	4,015.87
	13th Downpayment due on	02-Jul-22	3,689.45	326.42	4,015.87
	14th Downpayment due on	02-Aug-22	3,689.45	326.42	4,015.87
	15th Downpayment due on	02-Sep-22	3,689.45	326.42	4,015.87
	16th Downpayment due on	02-Oct-22	3,689.45	326.42	4,015.87
	17th Downpayment due on	02-Nov-22	3,689.45	326.42	4,015.87
	18th Downpayment due on	02-Dec-22	3,689.45	326.42	4,015.87
	19th Downpayment due on	02-Jan-23	3,689.45	326.42	4,015.87
	20th Downpayment due on	02-Feb-23	3,689.45	326.42	4,015.87
	21st Downpayment due on	02-Mar-23	3,689.45	326.42	4,015.87
	22nd Downpayment due on	02-Apr-23	3,689.45	326.42	4,015.87
	23rd Downpayment due on	02-May-23	3,689.45	326.42	4,015.87
	24th Downpayment due on	02-Jun-23	3,689.45	326.42	4,015.87
	25th Downpayment due on	02-Jul-23	3,689.45	326.42	4,015.87
	26th Downpayment due on	02-Aug-23	3,689.45	326.42	4,015.87
	27th Downpayment due on	02-Sep-23	3,689.45	326.42	4,015.87
	28th Downpayment due on	02-Oct-23	3,689.45	326.42	4,015.87
	29th Downpayment due on	02-Nov-23	3,689.45	326.42	4,015.87
	30th Downpayment due on	02-Dec-23	3,689.45	326.42	4,015.87
	31st Downpayment due on	02-Jan-24	3,689.45	326.42	4,015.87
	32nd Downpayment due on	02-Feb-24	3,689.45	326.42	4,015.87
	33rd Downpayment due on	02-Mar-24	3,689.45	326.42	4,015.87
	34th Downpayment due on	02-Apr-24	3,689.45	326.42	4,015.87
	35th Downpayment due on	02-May-24	3,689.45	326.42	4,015.87
	36th Downpayment due on	02-Jun-24	3,689.45	326.42	4,015.87
	37th Downpayment due on	02-Jul-24	3,689.45	326.42	4,015.87
	38th Downpayment due on	02-Aug-24	3,689.45	326.42	4,015.87
	39th Downpayment due on	02-Sep-24	3,689.45	326.42	4,015.87
	40th Downpayment due on	02-Oct-24	3,689.45	326.42	4,015.87
	41st Downpayment due on	02-Nov-24	3,689.45	326.42	4,015.87
	42nd Downpayment due on	02-Dec-24	3,689.45	326.42	4,015.87
	43rd Downpayment due on	02-Jan-25	3,689.45	326.42	4,015.87
	44th Downpayment due on	02-Feb-25	3,689.45	326.42	4,015.87
	45th Downpayment due on	02-Mar-25	3,689.45	326.42	4,015.87
	46th Downpayment due on	02-Apr-25	3,689.45	326.42	4,015.87
	47th Downpayment due on	02-May-25	3,689.45	326.42	4,015.87
	48th Downpayment due on	02-Jun-25	3,689.45	326.42	4,015.87
	49th Downpayment due on	02-Jul-25	3,689.45	326.42	4,015.87
	50th Downpayment due on	02-Aug-25	3,689.45	326.42	4,015.87
	51st Downpayment due on	02-Sep-25	3,689.45	326.42	4,015.87
	52nd Downpayment due on	02-Oct-25	3,689.45	326.42	4,015.87
	53rd Downpayment due on	02-Nov-25	3,689.45	326.42	4,015.87
	54th Downpayment due on	02-Dec-25	3,689.45	326.42	4,015.87
	55th Downpayment due on	02-Jan-26	3,689.45	326.42	4,015.87
	56th Downpayment due on	02-Feb-26	3,689.45	326.42	4,015.87
	57th Downpayment due on	02-Mar-26	3,689.45	326.42	4,015.87
	58th Downpayment due on	02-Apr-26	3,689.45	326.42	4,015.87
	59th Downpayment due on	02-May-26	3,689.45	326.42	4,015.87
	60th Downpayment due on	02-Jun-26	3,689.42	326.66	4,016.08

PAYMENT SCHEDULE: BALANCE	
Bank Guarantee must be submitted on or before	02-Jan-26
DUE AND PAYABLE ON	P 4,096,190.89
(Loanable from a Financing Institution)	02-Jul-26

- 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..

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

**AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
AVIDA TOWERS ARDANE
SAMPLE COMPUTATION**

Tower 1 **Unit** 14 **Floor** 6 **Floor Area** 23.4 **Model** STUDIO

Bank Financing: Estimated Monthly Amortization (Mortgage Registration Charges not included)			
Principal			3,763,238.48
Other Charges			332,952.40
Total Bank Loanable Amount		02-Jul-26	P 4,096,190.88

Term (Years)	Interest Rate	Factor Rate	From	To	Monthly Payment	NDI
5 Years	6.50%	0.0195661	02-Aug-26	02-Jul-31	80,146.48	200,366.20
10 Years	8.50%	0.0123986	02-Aug-26	02-Jul-36	50,787.03	126,967.58
15 Years	9.25%	0.0102919	02-Aug-26	02-Jul-41	42,157.59	105,393.98
20 Years	9.75%	0.0094852	02-Aug-26	02-Jul-46	38,853.19	97,132.98
25 Years	9.75%	0.0089114	02-Aug-26	02-Jul-51	36,502.80	91,257.00

In-house Financing: Estimated Monthly Amortization					
5 Years In-house Financing with Remaining -1months at 12% interest					
Principal			3,763,238.48		
Other Charges			257,482.22		
Total Loan Amount			4,020,720.70		
Factor Rate	(1.0000000)				
NDI	(10,051,801.75)				
Schedules	Monthly Amort	Other Charges	Total	Due Dates	
				From	To
63th-59th Payment	(3,763,238.48)	(257,482.22)	#####	02-Aug-26	02-Apr-26
60th Payment	(3,763,238.48)	(257,482.22)	#####	02-May-26	

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**AVIDA LAND CORP.
CUSTOMER SERVICE UNIT**

Annex C-

AVIDA TOWERS ARDANE

SAMPLE COMPUTATION ONLY

Tower	Unit	Floor	Floor Area	Model
1	2304	23	23.30	STUDIO
SELLING PRICE AFTER DISCOUNTS				P 4,458,125.00
Add:	VAT(if applicable)			534,975.00
	Other Charges			312,068.75
TOTAL RECEIVABLE				P 5,305,168.75
DOWNPAYMENT				
	Downpayment (20% of Selling Price)			998,620.00
	Total Other Charges & Fees			62,413.75
TOTAL REQUIRED DOWNPAYMENT				P 1,061,033.75
Less:	Reservation Fee		13-Jan-21	20,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES				P 1,041,033.75

Spot Downpayment (10% of Selling Price)		479,310.00
Other Charges		31,206.88
Total Spot DP and Other Charges payable on or before:	13-Jun-21	P 510,516.88
Stretched Downpayment (10% of Selling Price)		499,310.00
Other Charges		31,206.87
Total Stretched DP and Other Charges payable in 36 months		P 530,516.87

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	17-Jul-21	13,869.72	866.86	14,736.58
	2nd Downpayment due on	17-Aug-21	13,869.72	866.86	14,736.58
	3rd Downpayment due on	17-Sep-21	13,869.72	866.86	14,736.58
	4th Downpayment due on	17-Oct-21	13,869.72	866.86	14,736.58
	5th Downpayment due on	17-Nov-21	13,869.72	866.86	14,736.58
	6th Downpayment due on	17-Dec-21	13,869.72	866.86	14,736.58
	7th Downpayment due on	17-Jan-22	13,869.72	866.86	14,736.58
	8th Downpayment due on	17-Feb-22	13,869.72	866.86	14,736.58
	9th Downpayment due on	17-Mar-22	13,869.72	866.86	14,736.58
	10th Downpayment due on	17-Apr-22	13,869.72	866.86	14,736.58
	11th Downpayment due on	17-May-22	13,869.72	866.86	14,736.58
	12th Downpayment due on	17-Jun-22	13,869.72	866.86	14,736.58
	13th Downpayment due on	17-Jul-22	13,869.72	866.86	14,736.58
	14th Downpayment due on	17-Aug-22	13,869.72	866.86	14,736.58
	15th Downpayment due on	17-Sep-22	13,869.72	866.86	14,736.58
	16th Downpayment due on	17-Oct-22	13,869.72	866.86	14,736.58
	17th Downpayment due on	17-Nov-22	13,869.72	866.86	14,736.58
	18th Downpayment due on	17-Dec-22	13,869.72	866.86	14,736.58
	19th Downpayment due on	17-Jan-23	13,869.72	866.86	14,736.58
	20th Downpayment due on	17-Feb-23	13,869.72	866.86	14,736.58
	21st Downpayment due on	17-Mar-23	13,869.72	866.86	14,736.58
	22nd Downpayment due on	17-Apr-23	13,869.72	866.86	14,736.58
	23rd Downpayment due on	17-May-23	13,869.72	866.86	14,736.58
	24th Downpayment due on	17-Jun-23	13,869.72	866.86	14,736.58
	25th Downpayment due on	17-Jul-23	13,869.72	866.86	14,736.58
	26th Downpayment due on	17-Aug-23	13,869.72	866.86	14,736.58
	27th Downpayment due on	17-Sep-23	13,869.72	866.86	14,736.58
	28th Downpayment due on	17-Oct-23	13,869.72	866.86	14,736.58
	29th Downpayment due on	17-Nov-23	13,869.72	866.86	14,736.58
	30th Downpayment due on	17-Dec-23	13,869.72	866.86	14,736.58
	31st Downpayment due on	17-Jan-24	13,869.72	866.86	14,736.58
	32nd Downpayment due on	17-Feb-24	13,869.72	866.86	14,736.58
	33rd Downpayment due on	17-Mar-24	13,869.72	866.86	14,736.58

34th Downpayment due on	17-Apr-24	13,869.72	866.86	14,736.58
35th Downpayment due on	17-May-24	13,869.72	866.86	14,736.58
36th Downpayment due on	17-Jun-24	13,869.80	866.77	14,736.57

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before 17-Jan-24
DUE AND PAYABLE ON 17-Jul-23 **P 4,244,135.00**
(Loanable from a Financing Institution)

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.
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