

10%DP30MOS-90%BF

**AMAIA LAND CORP.**  
**SALES ACCOUNTS MANAGEMENT TEAM**  
**AMAIA SCAPES BATANGAS**  
**SAMPLE COMPUTATION SHEET**

SECTOR 1	BLK 6	LOT 2	LOT AREA 50sqm	FLOOR AREA 50sqm
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Town Homes - Inner
LOI
INTERNATIONAL

**SELLING PRICE (SP):** **P 2,600,000.00**

Less: **Promo Discount**  
Project Discount

**SELLING PRICE after PROMO DISCOUNT (SPAPD):** **P 2,600,000.00**

Less: VAT(if applicable)

**SELLING PRICE BEFORE VAT (SPBV):** **P 2,600,000.00**

**NET SELLING PRICE (NSP):** **P 2,600,000.00**

Add: VAT(if applicable)

OTHER CHARGES PAYABLE TO AMAIA

350,571.00

**NET SELLING PRICE INCLUSIVE OF OTHER CHARGES (NSPOC):** **P 2,950,571.00**

Downpayment	10.0% of NSPOC	295,057.10
Less: Reservation Fee (RF)	01-Feb-24	(25,000.00)
<b>DOWNPAYMENT NET OF RF</b>		<b>270,057.10</b>

Due and payable as follows:

10% Balance Downpayment over 30 month/s	10.0% of NSPOC less RF	270,057.10
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Due and payable as follows:

	Due Date	Monthly Downpayment
1st Downpayment due on	01-Mar-24	9,001.90
Last Downpayment due on	01-Aug-26	9,002.00

**BALANCE OF NSPOC LESS DOWNPAYMENT (Loanable from a financing institution)** **P 2,655,513.90**

Bank Guarantee to be submitted on or before  
Due and Payable on

01-Mar-26  
01-Sep-26

SAMPLE BANK COMPUTATION:	Estimated Required Monthly Income	
30 years to pay	19,485.22	P 65,000
20 years to pay	22,211.78	P 75,000
15 years to pay	25,377.47	P 85,000
10 years to pay	32,218.71	P 108,000
5 years to pay	53,844.25	P 180,000

Note: The above monthly amortization is computed based on 8% interest rate for the term indicated.  
The actual amount will be based on the financing institution's interest rate.

Notes:

- Estimated Start of turnover: Oct-26, or buyer's eligibility, whichever comes later.
1. THIS COMPUTATION IS ONLY VALID AND BINDING IF SIGNED BY THE DULY AUTHORIZED SIGNATORIES OF AMAIA LAND CORP.
2. In the event that there is an increase in the amount of OTHER CHARGES as dictated by gov't agencies, the SELLER shall have the right to charge the PURCHASER, and the PURCHASER agrees to pay, an amount proportionate to or corresponding to the said increase. OTHER CHARGES include bank charges, if any.
3. Discounts are conditioned upon the Buyer's timely compliance with all his obligations, including payments and transmittal of required documents.
4. 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(i) of the RA and Sec 4.2 of the CTS
5. For Bank Financing Program, Buyer is required to Issue a post-dated check(s) covering the balance lump-sum payment to guarantee the timely issuance of the bank guarantee. Upon Seller's receipt of the bank guarantee, the relevant lumpsum check(s) shall be returned to the Buyer, if no bank guarantee is received by the Seller, and unless advised otherwise on or before thirty (30) days before due date, the Buyer is deemed to have opted direct payment on due date, whether by deposit of the relevant post-dated check or auto-debit Instructions to his designated bank, without need of demand nor notice.
6. All payments/checks should be made payable, or deposited, to the account of AMAIA LAND CORP.
7. RFO discount will be forfeited if not Converted within 30days & bank takeout happens beyond the scheduled takeout.

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Signature Over Printed Name  
Buyer's Name

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Signature Over Printed Name  
Seller's Name