

10%DP6MOS-90%BF

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

**SECTOR** 3a.2      **BLK** 23      **LOT** 5      **LOT AREA** 80 sqm      **FLOOR AREA** 60 sqm

**Single Home 60**  
**RFO**

**SELLING PRICE (SP):** **P 4,800,000.00**

**Less: Promo Discount** -  
 Project Discount -

**SELLING PRICE after PROMO DISCOUNT (SPAPD):** **P 4,800,000.00**

**Less: VAT(if applicable)** (514,285.71)

**SELLING PRICE BEFORE VAT (SPBV):** **P 4,285,714.29**

**Less: Discounts**

-	0 of SPAPD	-
-	0 of SPAPD	-
Employee Discount	0.0% of SPAPD	-
Corporate Discount	0.0% of SPAPD	-
Outright Discount %	0.0% of SPAPD	-
Outright Discount 2		-
RFO Outright Discount	7.5% of SPAPD	(321,428.57)
HOMEVENTURES DISC		-
Spot Cash Discount	0.0% of SPAPD	-
RSBS Discount	0.0% of SPAPD	-
RSCS Discount		-
Bulk Discount	0.0% of SPAPD	-
-	0 of SPAPD	-

**NET SELLING PRICE (NSP):** **P 3,964,285.72**

**Add: VAT(if applicable)** 475,714.29  
**OTHER CHARGES PAYABLE TO AMAIA** 465,942.33

**NET SELLING PRICE INCLUSIVE OF OTHER CHARGES (NSPOC):** **P 4,905,942.34**

**Downpayment** 10.0% of NSPOC 490,594.23  
**Less: Reservation Fee (RF)** 24-May-24 (25,000.00)

**DOWNPAYMENT NET OF RF** **465,594.23**

Due and payable as follows:

Spot 0% Downpayment 0.0% of NSPOC -  
 Due and payable on -

10% Balance Downpayment over 6 month/s 10.0% of NSPOC less RF 465,594.23  
 Due and payable as follows:

	<b>Due Date</b>	<b>Monthly Downpayment</b>
1st Downpayment due on	24-Jun-24	77,599.04
Last Downpayment due on	02-Dec-24	77,599.03

**BALANCE OF NSPOC LESS DOWNPAYMENT (Loanable from a financing institution)** **P 4,415,348.11**

Bank Guarantee to be submitted on or before 02-Oct-24  
 Due and Payable on 02-Jan-25

<b>SAMPLE BANK COMPUTATION:</b>		<b>Estimated Required Monthly Income</b>
30 years to pay	32,398.26	P 108,000
20 years to pay	36,931.74	P 124,000
15 years to pay	42,195.37	P 141,000
10 years to pay	53,570.36	P 179,000
5 years to pay	89,527.34	P 299,000

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: Feb-25, 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() 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