10%DP42MOS-90%BANK FINANCING (NON-EMI) 1ST COMPUTATION

AMAIA LAND CORP.
AMAIA SCAPES BULACAN
SAMPLE COMPUTATION SHEET

SECTOR	BLK	LOT	LOT AREA	FLOOR AREA	Model	
3C	146	28	100 sqm	80 sqm	Single Home 80	-
					NON-RFO	

SELLING PRICE				**P**	**6,200,000.00**
Less:	Project Discount				-
SELLING PRICE after Project Discount					**6,200,000.00**
Less:	VAT(if applicable)				664,285.71
	0% Discount on TSP				-
	0% Bulk Discount				-
SELLING PRICE AFTER DISCOUNTS				**P**	**5,535,714.29**
Add:	VAT(if applicable)				664,285.71
	Other Charges				
	Payterm fee				-
	AC Service Fee				-
	Other Charges				387,500.00
TOTAL RECEIVABLE				**P**	**6,587,500.00**
DOWNPAYMENT					
	Downpayment (10% of Selling Price)				553,571.43
	VAT(if applicable)				66,428.57
	Total Other Charges & Fees				38,750.00
TOTAL REQUIRED DOWNPAYMENT				**P**	**658,750.00**
Less:	Reservation Fee		11-Jul-25		25,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES					**633,750.00**
	Spot Downpayment (0% of Selling Price)				-
	VAT(if applicable)				-
	Other Charges				-
	Total Spot DP and Other Charges payable on or before:				**P -**
	Streched Downpayment (10% of Selling Price)				528,571.43
	VAT(if applicable)				66,428.57
	Other Charges				38,750.00
	Total Streched DP and Other Charges payable in 42 months				**P 633,750.00**

Months Schedule	Due Date	Principal	VAT	Other Charges	Total Monthly Payment
1st Downpayment due on	30-Jul-25	9,970.24	4,196.43	922.62	15,089.29
2nd Downpayment due on	02-Sep-25	12,648.81	1,517.86	922.62	15,089.29
3rd Downpayment due on	02-Oct-25	12,648.81	1,517.86	922.62	15,089.29
4th Downpayment due on	02-Nov-25	12,648.81	1,517.86	922.62	15,089.29
5th Downpayment due on	02-Dec-25	12,648.81	1,517.86	922.62	15,089.29
6th Downpayment due on	02-Jan-26	12,648.81	1,517.86	922.62	15,089.29
7th Downpayment due on	02-Feb-26	12,648.81	1,517.86	922.62	15,089.29
8th Downpayment due on	02-Mar-26	12,648.81	1,517.86	922.62	15,089.29
9th Downpayment due on	02-Apr-26	12,648.81	1,517.86	922.62	15,089.29
10th Downpayment due on	02-May-26	12,648.81	1,517.86	922.62	15,089.29
11st Downpayment due on	02-Jun-26	12,648.81	1,517.86	922.62	15,089.29
12nd Downpayment due on	02-Jul-26	12,648.81	1,517.86	922.62	15,089.29
13rd Downpayment due on	02-Aug-26	12,648.81	1,517.86	922.62	15,089.29
14th Downpayment due on	02-Sep-26	12,648.81	1,517.86	922.62	15,089.29
15th Downpayment due on	02-Oct-26	12,648.81	1,517.86	922.62	15,089.29
16th Downpayment due on	02-Nov-26	12,648.81	1,517.86	922.62	15,089.29
17th Downpayment due on	02-Dec-26	12,648.81	1,517.86	922.62	15,089.29
18th Downpayment due on	02-Jan-27	12,648.81	1,517.86	922.62	15,089.29
19th Downpayment due on	02-Feb-27	12,648.81	1,517.86	922.62	15,089.29
20th Downpayment due on	02-Mar-27	12,648.81	1,517.86	922.62	15,089.29
21st Downpayment due on	02-Apr-27	12,648.81	1,517.86	922.62	15,089.29
22nd Downpayment due on	02-May-27	12,648.81	1,517.86	922.62	15,089.29
23rd Downpayment due on	02-Jun-27	12,648.81	1,517.86	922.62	15,089.29
24th Downpayment due on	02-Jul-27	12,648.81	1,517.86	922.62	15,089.29
25th Downpayment due on	02-Aug-27	12,648.81	1,517.86	922.62	15,089.29
26th Downpayment due on	02-Sep-27	12,648.81	1,517.86	922.62	15,089.29
27th Downpayment due on	02-Oct-27	12,648.81	1,517.86	922.62	15,089.29
28th Downpayment due on	02-Nov-27	12,648.81	1,517.86	922.62	15,089.29
29th Downpayment due on	02-Dec-27	12,648.81	1,517.86	922.62	15,089.29
30th Downpayment due on	02-Jan-28	12,648.81	1,517.86	922.62	15,089.29
31st Downpayment due on	02-Feb-28	12,648.81	1,517.86	922.62	15,089.29
32nd Downpayment due on	02-Mar-28	12,648.81	1,517.86	922.62	15,089.29
33rd Downpayment due on	02-Apr-28	12,648.81	1,517.86	922.62	15,089.29
34th Downpayment due on	02-May-28	12,648.81	1,517.86	922.62	15,089.29
35th Downpayment due on	02-Jun-28	12,648.81	1,517.86	922.62	15,089.29
36th Downpayment due on	02-Jul-28	12,648.81	1,517.86	922.62	15,089.29
37th Downpayment due on	02-Aug-28	12,648.81	1,517.86	922.62	15,089.29
38th Downpayment due on	02-Sep-28	12,648.81	1,517.86	922.62	15,089.29
39th Downpayment due on	02-Oct-28	12,648.81	1,517.86	922.62	15,089.29
40th Downpayment due on	02-Nov-28	12,648.81	1,517.86	922.62	15,089.29
41st Downpayment due on	02-Dec-28	12,648.81	1,517.86	922.62	15,089.29
42nd Downpayment due on	02-Jan-29	12,648.79	1,517.74	922.58	15,089.11
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PAYMENT SCHEDULE: BALANCE							
	Bank Guarantee must be submitted on or before	02-Aug-28					
	DUE AND PAYABLE ON (Loanable from a Financing Institution)	02-Feb-29	4,982,142.86	597,857.14	348,750.00	**P**	**5,928,750.00**

NOTE:

*Estimated Start of turnover: Mar-29 , or buyer's eligibility, whichever comes later.

1. In the event of an increase in Other Charges, AMAIA 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(a) of the RA and Sec 4.2 of the CTS
4. **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.**
5. All payments covering the due dates and amounts above should be made payable to AMAIA LAND CORP.

Prepared By:

Signature Over Printed Name
SALES REPRESENTATIVE

Conforme:

Signature Over Printed Name
Purchaser