

EMI

**AVIDA LAND CORP.
CUSTOMER SERVICE UNIT**

(Requirements & 10% Spot DP A5:E7)

SAMPLE COMPUTATION ONLY

Tower	Unit	Floor	Floor Area	Model
1	215	2	61.30	3 BR W/ BALCONY

SELLING PRICE	P	19,200,800.00
----------------------	----------	----------------------

Less:	VAT(if applicable)	2,057,228.57
	10% Discount on TSP	1,714,357.14
	Promo Discount (Reservation no later than June 24, 2022)	250,000.00
	(Requirements & 10% Spot DP no later than June 30, 2022)	

SELLING PRICE AFTER DISCOUNTS	P	15,179,214.29
--------------------------------------	----------	----------------------

Add:	VAT(if applicable)	1,821,505.71
	Other Charges	1,062,545.00

TOTAL RECEIVABLE	P	18,063,265.00
-------------------------	----------	----------------------

DOWNPAYMENT

Downpayment (20% of Selling Price)	3,400,144.00
Total Other Charges & Fees	212,509.00

TOTAL REQUIRED DOWNPAYMENT	P	3,612,653.00
-----------------------------------	----------	---------------------

Less:	Reservation Fee	22-Jun-22	50,000.00
-------	-----------------	-----------	-----------

SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES	P	3,562,653.00
---	----------	---------------------

Spot Downpayment (10% of Selling Price)	1,650,072.00
Other Charges	106,254.50

Total Spot DP and Other Charges payable on or before:	30-Jun-22	P 1,756,326.50
--	------------------	-----------------------

Stretched Downpayment (10% of Selling Price)	1,700,072.00
Other Charges	106,254.50

Total Stretched DP and Other Charges payable in 5 months	P 1,806,326.50
---	-----------------------

5	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	02-Aug-22	340,014.40	21,250.90	361,265.30
	2nd Downpayment due on	02-Sep-22	340,014.40	21,250.90	361,265.30
	3rd Downpayment due on	02-Oct-22	340,014.40	21,250.90	361,265.30
	4th Downpayment due on	02-Nov-22	340,014.40	21,250.90	361,265.30
	5th Downpayment due on	02-Dec-22	340,014.40	21,250.90	361,265.30

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before		
DUE AND PAYABLE ON	02-Jan-23	P 14,450,612.00
(Loanable from a Financing Institution)		

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..