

AVIDA LAND CORP.
CUSTOMER SERVICE UNIT
SOUTHDALE SETTINGS NUVALI
SAMPLE COMPUTATION ONLY

Phase	Block	Lot	Lot Area	Floor Area	Model
1	16A	26	148.00	85.00	TRISTA S2
STANDARD					

SELLING PRICE	P	10,626,000	9,487,500.00
Less: VAT(if applicable)		1,138,500.00	
10% Discount on 10% SFDP		94,875.00	

SELLING PRICE AFTER DISCOUNTS	P	9,392,625.00	
Add: VAT(if applicable)		1,127,115.00	
Other Charges		657,483.75	

TOTAL RECEIVABLE	P	11,177,224	
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DOWNPAYMENT			
Downpayment (20% of Selling Price)		2,103,948.00	
Total Other Charges & Fees		131,496.75	

TOTAL REQUIRED DOWNPAYMENT	P	2,235,444.75	
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Less: Reservation Fee		20,000.00	13-Jul-22
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SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES	P	2,215,444.75	
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Spot Downpayment (10% of Selling Price)		1,031,974.00	
Other Charges		65,748.38	
Total Spot DP and Other Charges payable on or before:		1,097,722	01-Aug-22

Stretched Downpayment (10% of Selling Price)		1,051,974.00	
Other Charges		65,748.37	
Total Stretched DP and Other Charges payable in 42 months		1,117,722	

42	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	02-Sep-22	25,047.00	1,565.44	26,612.44
	2nd Downpayment due on	02-Oct-22	25,047.00	1,565.44	26,612.44
	3rd Downpayment due on	02-Nov-22	25,047.00	1,565.44	26,612.44
	4th Downpayment due on	02-Dec-22	25,047.00	1,565.44	26,612.44
	5th Downpayment due on	02-Jan-23	25,047.00	1,565.44	26,612.44
	6th Downpayment due on	02-Feb-23	25,047.00	1,565.44	26,612.44
	7th Downpayment due on	02-Mar-23	25,047.00	1,565.44	26,612.44
	8th Downpayment due on	02-Apr-23	25,047.00	1,565.44	26,612.44
	9th Downpayment due on	02-May-23	25,047.00	1,565.44	26,612.44
	10th Downpayment due on	02-Jun-23	25,047.00	1,565.44	26,612.44
	11th Downpayment due on	02-Jul-23	25,047.00	1,565.44	26,612.44
	12th Downpayment due on	02-Aug-23	25,047.00	1,565.44	26,612.44
	13th Downpayment due on	02-Sep-23	25,047.00	1,565.44	26,612.44
	14th Downpayment due on	02-Oct-23	25,047.00	1,565.44	26,612.44
	15th Downpayment due on	02-Nov-23	25,047.00	1,565.44	26,612.44
	16th Downpayment due on	02-Dec-23	25,047.00	1,565.44	26,612.44
	17th Downpayment due on	02-Jan-24	25,047.00	1,565.44	26,612.44
	18th Downpayment due on	02-Feb-24	25,047.00	1,565.44	26,612.44
	19th Downpayment due on	02-Mar-24	25,047.00	1,565.44	26,612.44
	20th Downpayment due on	02-Apr-24	25,047.00	1,565.44	26,612.44
	21st Downpayment due on	02-May-24	25,047.00	1,565.44	26,612.44
	22nd Downpayment due on	02-Jun-24	25,047.00	1,565.44	26,612.44
	23rd Downpayment due on	02-Jul-24	25,047.00	1,565.44	26,612.44
	24th Downpayment due on	02-Aug-24	25,047.00	1,565.44	26,612.44
	25th Downpayment due on	02-Sep-24	25,047.00	1,565.44	26,612.44
	26th Downpayment due on	02-Oct-24	25,047.00	1,565.44	26,612.44
	27th Downpayment due on	02-Nov-24	25,047.00	1,565.44	26,612.44
	28th Downpayment due on	02-Dec-24	25,047.00	1,565.44	26,612.44
	29th Downpayment due on	02-Jan-25	25,047.00	1,565.44	26,612.44
	30th Downpayment due on	02-Feb-25	25,047.00	1,565.44	26,612.44
	31st Downpayment due on	02-Mar-25	25,047.00	1,565.44	26,612.44
	32nd Downpayment due on	02-Apr-25	25,047.00	1,565.44	26,612.44
	33rd Downpayment due on	02-May-25	25,047.00	1,565.44	26,612.44
	34th Downpayment due on	02-Jun-25	25,047.00	1,565.44	26,612.44
	35th Downpayment due on	02-Jul-25	25,047.00	1,565.44	26,612.44
	36th Downpayment due on	02-Aug-25	25,047.00	1,565.44	26,612.44
	37th Downpayment due on	02-Sep-25	25,047.00	1,565.44	26,612.44
	38th Downpayment due on	02-Oct-25	25,047.00	1,565.44	26,612.44
	39th Downpayment due on	02-Nov-25	25,047.00	1,565.44	26,612.44
	40th Downpayment due on	02-Dec-25	25,047.00	1,565.44	26,612.44
	41st Downpayment due on	02-Jan-26	25,047.00	1,565.44	26,612.44
	42nd Downpayment due on	02-Feb-26	25,047.00	1,565.33	26,612.33

PAYMENT SCHEDULE: BALANCE			
Bank Guarantee must be submitted on or before		02-Sep-25	
DUE AND PAYABLE ON		02-Mar-26	8,941,779
(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..

Prepared By:

Noted By:

 Signature Over Printed Name
 Customer Service Staff

 Signature Over Printed Name
 Customer Service Supervisor / Team Leader