

STEP UP 5,7,8

**AVIDA LAND CORP.
CUSTOMER SERVICE UNIT**

SOUTHDALE SETTINGS NUVALI

SAMPLE COMPUTATION ONLY

Phase	Block	Lot	Lot Area	Floor Area	Model	
1	16A	26	148	85	TRISTA S2	STANDARD
SELLING PRICE						P 10,626,000.00
Less:	VAT(if applicable)					1,138,500.00
SELLING PRICE AFTER DISCOUNTS						P 9,487,500.00
Add:	VAT(if applicable)					1,138,500.00
	Other Charges					664,125.00
TOTAL RECEIVABLE						P 11,290,125.00
DOWNPAYMENT						
	Downpayment (20% of Selling Price)					2,125,200.00
	Total Other Charges & Fees					132,825.00
TOTAL REQUIRED DOWNPAYMENT						P 2,258,025.00
Less:	Reservation Fee			13-Jul-22		20,000.00
SCHEDULE OF DOWNPAYMENT AND OTHERS CHARGES						P 2,238,025.00

36	Months Schedule	Due Date	Monthly Payment	Other Charges	Total Monthly Payment
	1st Downpayment due on	01-Aug-22	42,608.33	3,231.88	45,840.21
	2nd Downpayment due on	02-Sep-22	42,608.33	3,231.88	45,840.21
	3rd Downpayment due on	02-Oct-22	42,608.33	3,231.88	45,840.21
	4th Downpayment due on	02-Nov-22	42,608.33	3,231.88	45,840.21
	5th Downpayment due on	02-Dec-22	42,608.33	3,231.88	45,840.21
	6th Downpayment due on	02-Jan-23	42,608.33	3,231.88	45,840.21
	7th Downpayment due on	02-Feb-23	42,608.33	3,231.88	45,840.21
	8th Downpayment due on	02-Mar-23	42,608.33	3,231.88	45,840.21
	9th Downpayment due on	02-Apr-23	42,608.33	3,231.88	45,840.21
	10th Downpayment due on	02-May-23	42,608.33	3,231.88	45,840.21
	11th Downpayment due on	02-Jun-23	42,608.33	3,231.88	45,840.21
	12th Downpayment due on	02-Jul-23	42,608.33	3,231.88	45,840.21
	13th Downpayment due on	02-Aug-23	61,985.00	3,231.88	65,216.88
	14th Downpayment due on	02-Sep-23	61,985.00	3,231.88	65,216.88
	15th Downpayment due on	02-Oct-23	61,985.00	3,231.88	65,216.88
	16th Downpayment due on	02-Nov-23	61,985.00	3,231.88	65,216.88
	17th Downpayment due on	02-Dec-23	61,985.00	3,231.88	65,216.88
	18th Downpayment due on	02-Jan-24	61,985.00	3,231.88	65,216.88
	19th Downpayment due on	02-Feb-24	61,985.00	3,231.88	65,216.88
	20th Downpayment due on	02-Mar-24	61,985.00	3,231.88	65,216.88
	21st Downpayment due on	02-Apr-24	61,985.00	3,231.88	65,216.88
	22nd Downpayment due on	02-May-24	61,985.00	3,231.88	65,216.88
	23rd Downpayment due on	02-Jun-24	61,985.00	3,231.88	65,216.88
	24th Downpayment due on	02-Jul-24	61,985.00	3,231.88	65,216.88
	25th Downpayment due on	02-Aug-24	70,840.00	3,231.88	74,071.88
	26th Downpayment due on	02-Sep-24	70,840.00	3,231.88	74,071.88
	27th Downpayment due on	02-Oct-24	70,840.00	3,231.88	74,071.88
	28th Downpayment due on	02-Nov-24	70,840.00	3,231.88	74,071.88
	29th Downpayment due on	02-Dec-24	70,840.00	3,231.88	74,071.88
	30th Downpayment due on	02-Jan-25	70,840.00	3,231.88	74,071.88
	31st Downpayment due on	02-Feb-25	70,840.00	3,231.88	74,071.88
	32nd Downpayment due on	02-Mar-25	70,840.00	3,231.88	74,071.88
	33rd Downpayment due on	02-Apr-25	70,840.00	3,231.88	74,071.88
	34th Downpayment due on	02-May-25	70,840.00	3,231.88	74,071.88
	35th Downpayment due on	02-Jun-25	70,840.00	3,231.88	74,071.88
	36th Downpayment due on	02-Jul-25	62,126.67	19,709.20	81,835.87

PAYMENT SCHEDULE: BALANCE

Bank Guarantee must be submitted on or before
DUE AND PAYABLE ON
(Loanable from a Financing Institution)

02-Feb-25
02-Aug-25

P 9,032,100.00

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..